

INDUSTRIAL PROPERTY FOR LEASE & SALE
685 REDNA TERRACE
Woodlawn, OH 45215



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PROPERTY HIGHLIGHTS

AVAILABLE: +/- 15,049 SF

FOR LEASE: \$8,750 Monthly

FOR SALE: \$1,300,000

- Sits on +/- 1.647 Acres with Fenced in Yard
- +/- 2,727 SF of Office
- Close Access to I-75 and I-275
- Platform Dock with 2 Dock Positions
 - 9'10"x 8' Overhead Door
- 1 Drive-In Door (9'x 10')
- 240V 3 Phase Power
- 13'11" Ceiling Clearance
- Fluorescent Lighting



FACT SHEET

685 REDNA TERRACE

Location:	Village of Woodlawn, Hamilton County	Restrooms:	2 Office, 1 Warehouse
Total Building Size:	+/- 15,049 SF	Sprinkler:	Wet
Front Office Size:	+/- 2,727 SF	Heating:	Gas Unit Heaters
Warehouse Size:	+/- 12,322 SF (inc. +/- 780 SF Shop Office)	Air Conditioning:	Office Only
Mezzanine:	+/- 100'x 12' (Not Included in Total SF)	Ventilation Fans:	Roof Vent, Ceiling Fans
Land:	1.647 Acres	Lighting:	Fluorescent
Zoning:	IP – Industrial Park	Outside Security Lighting:	Yes
Access to Expressways:	1 mile to I-75 (Exit 14)	Windows:	Office Only
Year Built:	1963	Electrical Service:	240V 3 Phase
Construction:	Masonry	Gas & Electric:	Duke Energy
Column Spacing:	50'x 23' (4 Warehouse Columns)	Water & Sewer:	Cincinnati Water Works
Floor:	Concrete	Parcel ID:	598-0090-0087-00
Roof:	Rubber, Flat	Annual Taxes:	\$12,529.96 (\$.83/SF)
Ceiling Height:	13'11"	Available:	Immediately
Loading Facilities:	Platform Dock (26' x 11'6") with 2 Trailer Spots, Overhead Door (9'10"W x 8'H) 1 Drive-In Door (9'W x 10'H) Ability to Add 9 More Drive-In's	Monthly Lease Rate:	\$8,750.00 Per Month NNN Tenant Responsible for Property Maintenance
Parking:	+/- 12 Lined Spots in Front Additional Parking in Back and Side Lots	Sale Price:	\$1,300,000 (\$86.38/SF)

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