

Consulting

Management

Appraisal

Multi-Family

Investment

Retail

Office

Industrial

A Real Estate Services Company



**Industrial Facility
For Sale or Lease
2000 Industrial Court
Covington, Ohio 45318**



Site Information

- 4.059± Acres
- 17± Paved Parking Spaces
- Adequate Paving for Heavy Truck Staging & Movement
- I-1: Light Industrial District
- Adequate Area for Building Expansion

Facility Information

- 41,988 Total Square Feet
- 3,000 Square Feet Office
- 26,238 Square Feet Manufacturing
- 8,750 Square Feet High Bay Manufacturing
- 4,000 Square Feet Enclosed Machine Shop

Facility Amenities

- 1,500 KVA Transformer
- 2,000 Amps - 277/480 Volt 3 Phase Power
- (4) 8' X 10' Dock Doors with weather seals & levelers
- (4) 12' X 14' Drive-in Doors
- 22' Ceiling Heights at side walls
- 45' Ceiling Heights in high bay area
- 25' X 70' Column spacing in manufacturing area
- Heavy concrete floors
- Enclosed compressor room & air lines throughout
- 880 Square feet paint booth

**Asking Price: \$1,250,000.00
Lease Rate: \$2.45/SF Triple Net**

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**The Holter Companies
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Troy, Ohio 45373**

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