

Capital Real Estate Partners, LLC

AVAILABLE

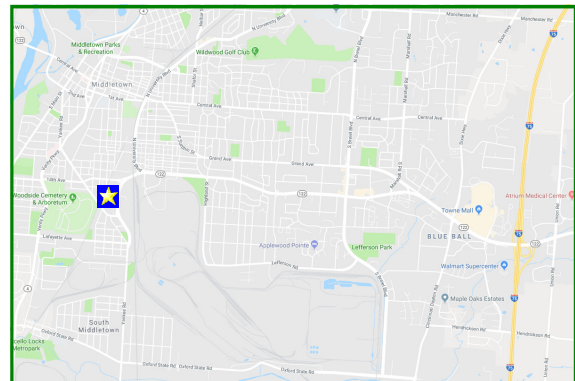
FOR SALE

Light Industrial Space



1700 South University Blvd, Middletown, OH

- **13,350 SF**
- **Light Industrial**
- **Thoroughfare Location**
- **Great work shop space**



For further information, please contact:

Larry Wood
(513) 762-7622

E-mail: larry.wood@capitalrealestate.org

Information submitted herein has been obtained from reliable sources. We have no reason to doubt its accuracy, but we do not guarantee it.

General Building Specifications

Property ID:	Q6542035000044
Land Area:	1.5966 acres
Zoning:	I-1 (Light Industrial)
Year Built:	1971
Building Dimensions:	82' x 133'
Construction:	Conventional masonry walls
Roof:	Single Membrane
Ceiling Height:	14' Clear
Sprinkler / Type:	Wet, Standard
Column Spacing:	NA
Warehouse Lighting:	Fluorescent / Incandescent
Miscellaneous:	Floor Drain Exhaust Fans

Availability Specifications

Total Available:	13,530 SF
Office Size:	1,451 SF
Warehouse Size:	11.039 SF
Other / Size:	Annex/1,000 SF
Floor Construction:	Concrete
Air Conditioning:	Office only
Heat Warehouse: heaters	Hot water suspended unit
Power / Electric:	400 amp, 240 volt, 3 phase
Dock Doors:	NA
Drive-in Doors:	2 - 9' x 12'
Security System:	ADT
Parking:	15 spaces
Annual Taxes:	\$5,610

Sale Price: \$280,000

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