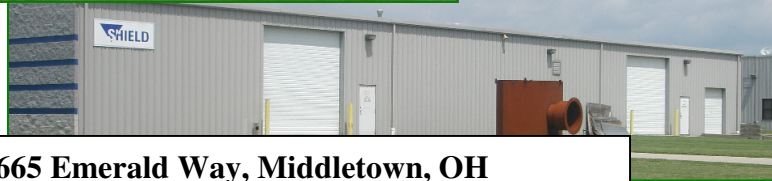


Capital Real Estate Partners, LLC

AVAILABLE

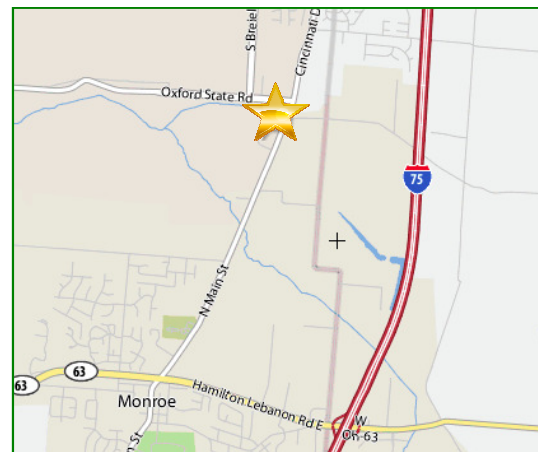
FOR SALE OR LEASE

Office & Warehouse Space



4665 Emerald Way, Middletown, OH

- Great location between Cincinnati and Dayton
- Easy access to I-75
- Industrial Park Setting



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:	4665 Emerald Way
Land Area:	1.722 acres
Zoning:	I-2 Heavy Industrial
Year Built:	1999
Building Dimensions:	80' x 150'
Construction:	Conventional structural steel frame & masonry walls
Roof:	Metal
Ceiling Height:	15' @ Eaves Clear
Sprinkler / Type:	None
Column Spacing:	Clear
Warehouse Lighting:	Metal Halide
Miscellaneous:	Cat 6 wiring

Availability Specifications

Total Available:	12,000 SF
Office Size:	6,000 SF
Warehouse Size:	6,000 SF
Floor Construction:	Concrete
Air Conditioning:	Offices
Heat Warehouse:	Gas fired unit heaters
Power / Electric:	400 amp, 240 volt, three phase
Dock Doors:	1 - 8' x 9'
Drive-in Doors:	2 - 14' x 14'
Security System:	Yes
Parking:	32 spaces
Annual Taxes:	\$9,918
Annual Operating Expenses	\$1.00 / sf estimated

Lease Rate: **\$7,000/month NNN**

Sale Price: **\$580,000 (\$48.33 / sf)**

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