

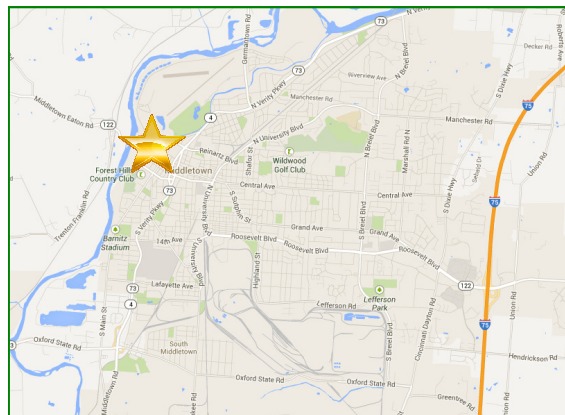
Capital Real Estate Partners, LLC

# AVAILABLE FOR SALE OR LEASE Warehouse Space



806 Central Ave., Middletown, OH

- 15,000 sf cold storage
- 4.6 acres
- Corner of SR 122 & Carmody Blvd.
- Prime entrance to the city!



*For further information, please contact:*

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*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

<b>Property ID:</b>	Q6511001000027-29-30-31
<b>Land Area:</b>	4.6 acres
<b>Zoning:</b>	I-2 General Industrial
<b>Year Built:</b>	1955
<b>Building Dimensions:</b>	150' x 100'
<b>Construction:</b>	Conventional structural steel frame & masonry walls
<b>Roof:</b>	Built-up
<b>Ceiling Height:</b>	21' Clear
<b>Sprinkler / Type:</b>	None
<b>Column Spacing:</b>	50' x 150'
<b>Warehouse Lighting:</b>	Metal Halide

## Availability Specifications

<b>Total Available:</b>	40,150 SF
<b>Office Size:</b>	None
<b>Warehouse Size:</b>	15,000 SF
<b>Other / Size:</b>	Unfinished warehouses /25,150 SF
<b>Floor Construction:</b>	Concrete
<b>Air Conditioning:</b>	None
<b>Heat Warehouse:</b>	None
<b>Power / Electric:</b>	200 amp, 240 volt,
<b>Dock Doors:</b>	4 - 8' x 10'
<b>Drive-in Doors:</b>	1- 10' x 12'
<b>Parking:</b>	50 spaces
<b>Annual Taxes:</b>	\$3,427.35

**Sale Price: \$699,000**

**Lease Rate: \$2.00/sf, gross**

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