



6951 CINTAS BLVD.

MASON, OH 45040

AVAILABLE FOR SALE

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PROPERTY HIGHLIGHTS



21,965 Total SqFt

- Located in the City of Mason, less than half a mile from I-71 at the Western Row interchange
- Zoning: HT-1 High Tech Light Industrial District
- Four drive-in doors
- Dock door to suit, with room for installation
- 13'-14' clear height above dropped ceilings
- 120/208-volt, three-phase, 800-amp electrical service
- Backup generator
- 150+ parking spaces
- Sale Price: \$2,495,000 (\$113/SF)



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PROPERTY DETAILS

Total SqFt:	21,965
Warehouse SqFt:	1,890
Office SqFt:	20,075
Acreage:	2.662 acres
Clear Height:	13'-14'
Year Built:	1994
Type Construction:	CMU, Masonry, and Steel
Lighting:	LED's and fluorescent
Column Spacing:	Varies
Dock door:	None, To Suit
Drive-in door:	Five (5): 4 - 15'x8' and 1 - 10'x6'7"
Sprinkler:	Wet system
Electrical Service:	120/208-volt, 3-phase, 800 amps
Heat:	100% HVAC throughout
Roof:	Rubber membrane (original)
Parking Lot:	168 spaces
Restrooms:	Two (2) sets
Annual Property Taxes:	\$47,051
Assessed Value:	\$2,197,830
Warren County Parcel ID's:	1623300045

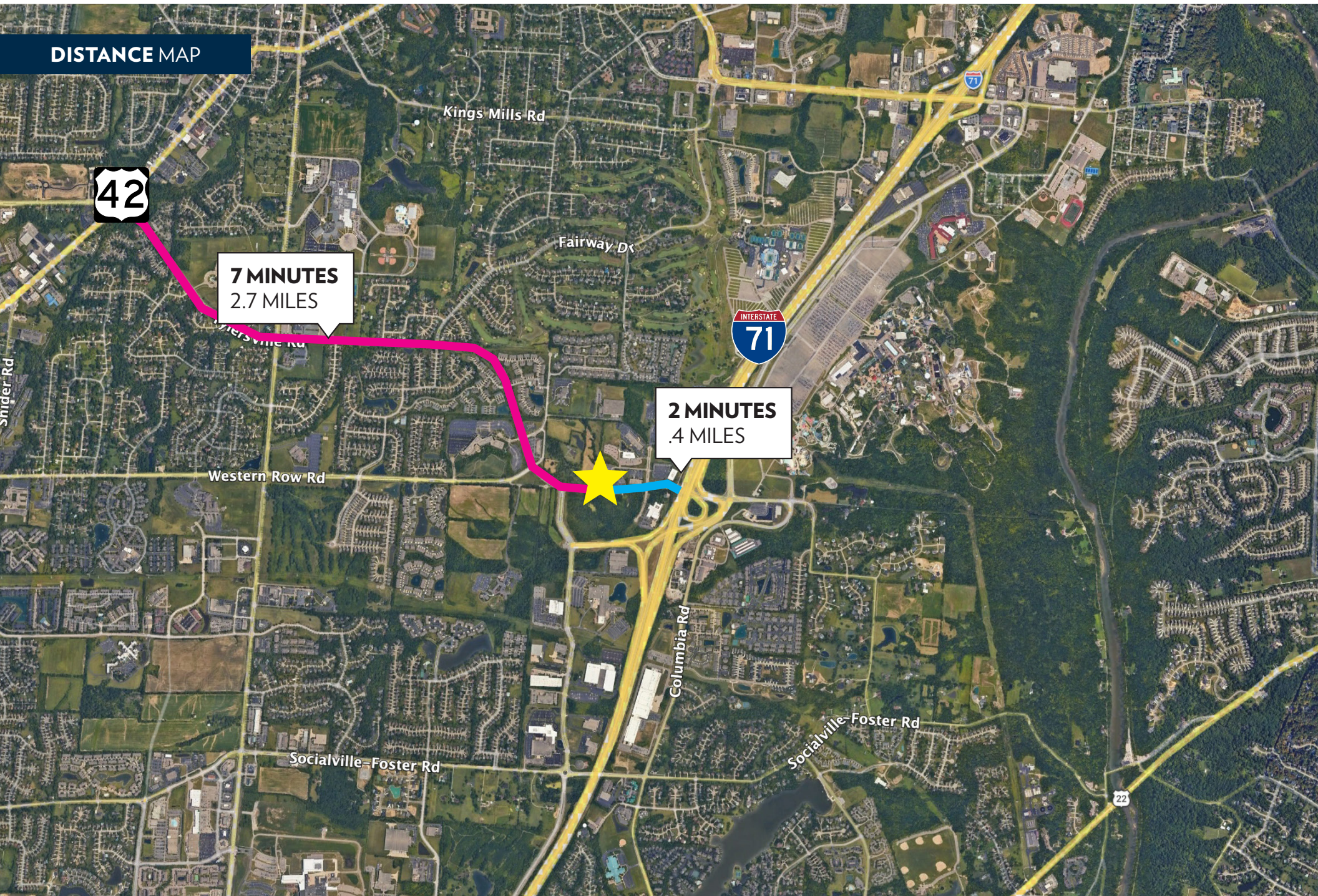
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DISTANCE MAP



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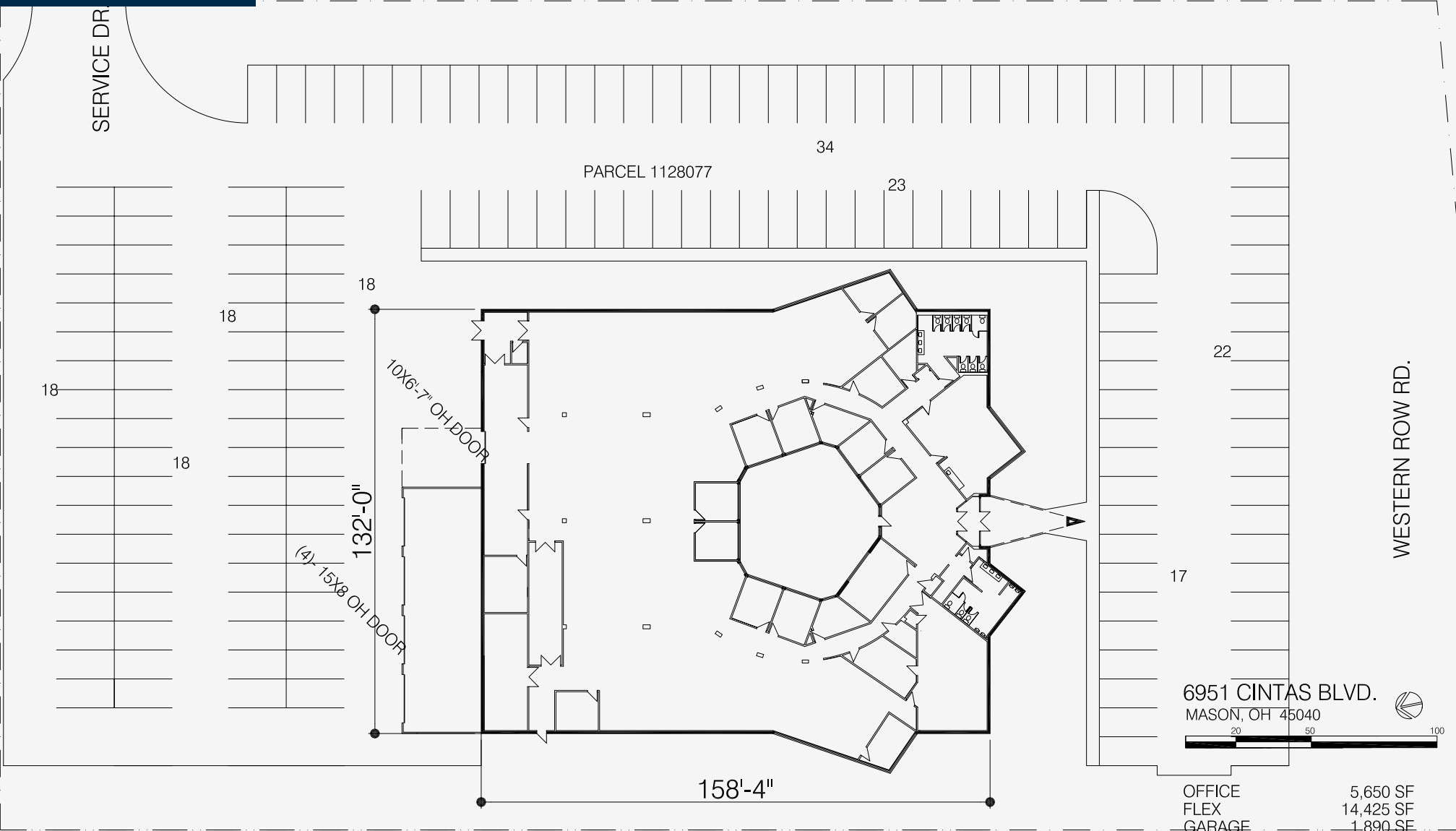
PARCEL OUTLINE



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FLOOR PLAN



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OFFICE	5,650 SF
FLEX	14,425 SF
GARAGE	1,890 SF
TOTAL	21,965 SF
COURTYARD	1,580 SF
9X18 AUTO	168

DRAWING ISSUED FOR ILLUSTRATION
PURPOSES ONLY. ALL CALCULATIONS ARE APPROXIMATE.

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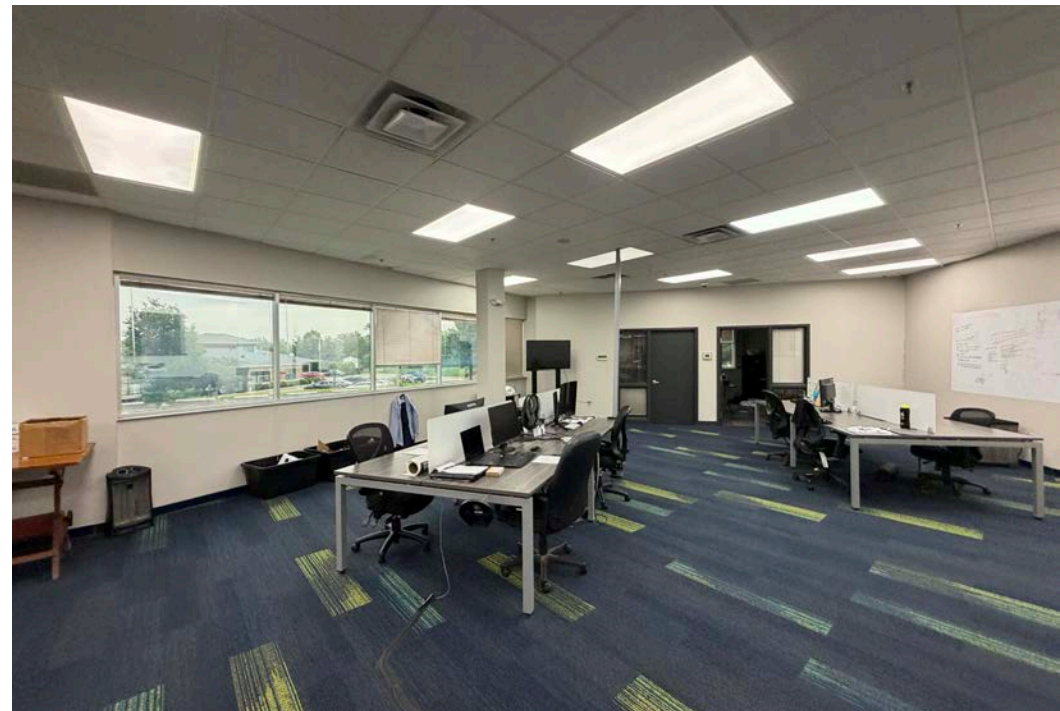
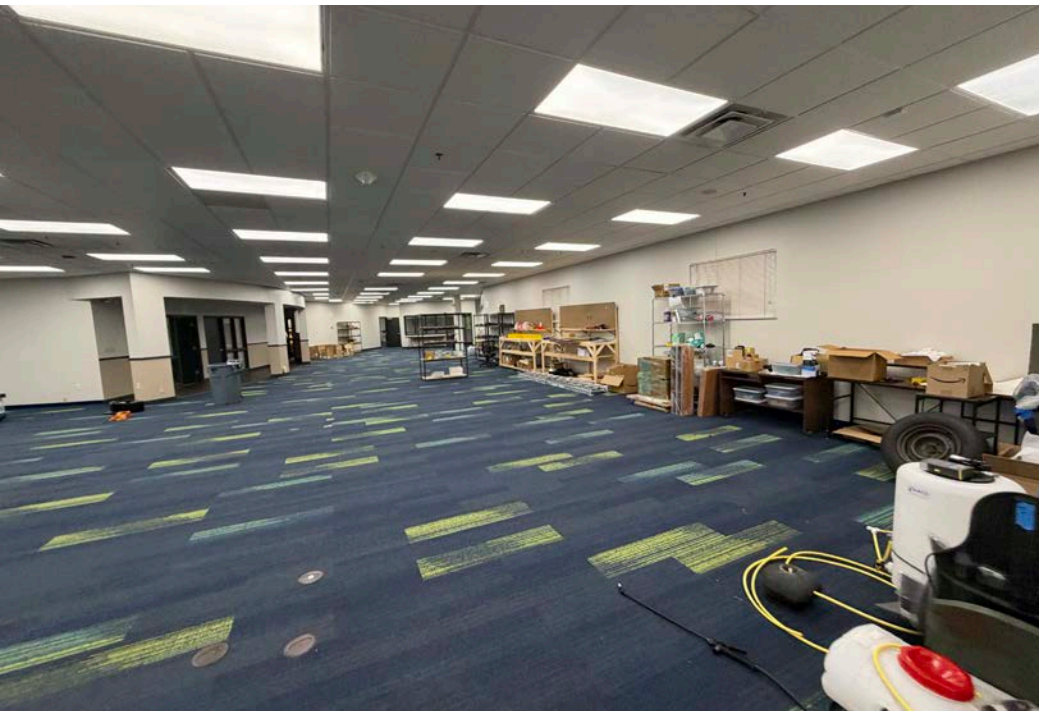
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