

FLEX / WAREHOUSE SPACE FOR SALE

8805 LANCASTER AVENUE

Sycamore Township, OH 45242



PROPERTY HIGHLIGHTS:

- ±5,850 Total SF
- ±1,650 Office SF
- 0.726 Acres
- 1-2 Drive-ins
- 14' Clear Height
- Fenced Concrete Yard
- For Sale: \$849,000



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8805 LANCASTER DRIVE:

Location:	Sycamore Township Hamilton County	Heating:	Gas Unit Heaters
Total Building Size:	±5,850 SF	Parking:	7 Spaces + Fenced Lot
Office Size:	±1,650	Restrooms:	Three (3)
Divisible:	No	Sprinkler:	No
Land:	±0.726 Acres	Air Conditioning:	Office Only
Zoning:	F (Light Industrial)	Lighting:	T-8
Access to Expressways:	I-71 & Ronald Regan Cross County Highway (SR-126)	Outside Security Lighting:	Yes
Year Built:	1991	Windows:	Office Only
Construction:	Brick & Block	Skylights:	No
Building Dimensions:	90' x 65'	Floor Drains:	Yes – In Building & Lot
Column Spacing:	32' x 22'	Electrical Service:	480V 3 Phase
Loading Facilities:	1 Drive-in (12' x 14') 1 8' x 8' Opening	Water / Sewer:	City
Floor:	Concrete	Gas:	Duke Energy
Roof:	Sloped	Auditor's Information:	600-0201-064
Ceiling Height:	Up to 14.5' Clear	Annual Taxes:	\$15,276
Fenced Lot:	Concrete Sewer Drains & Electrical Possible	Available:	Immediate
		Sale Price:	\$849,000 (\$145/SF)

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