

INDUSTRIAL / FLEX BUILDING FOR SUBLEASE

1195 CLOUGH PIKE

Batavia, OH 45103



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COMMERCIAL REAL ESTATE SERVICES

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Batavia, OH 45103

AVAILABLE: ± 18,525 SF | 3.5 Acres

PRICING: \$9.00/SF Modified Gross

PROPERTY HIGHLIGHTS:

- Excellent visibility at the corner of Bach Buxton & Clough Pike
- ± 6,000 SF of well-maintained office space
- Fully climate-controlled building
- 2 docks & 1 drive-in
- 18'-19' clear
- 60+ parking spaces
- 120V truck charging stations in back fenced lot
- Master lease expires February 28th, 2030



INDUSTRIAL/FLEX BUILDING FOR SUBLEASE

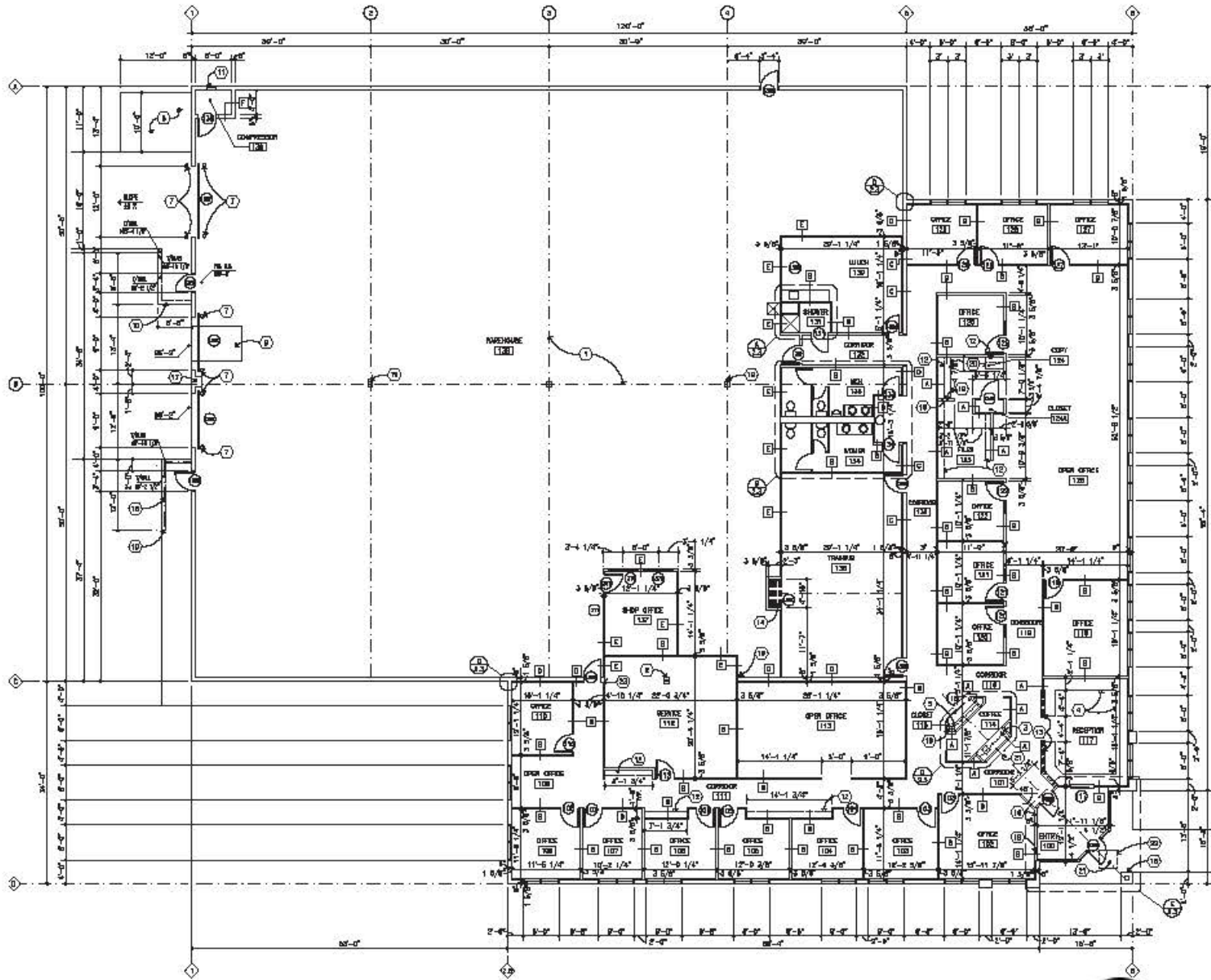
1195 CLOUGH PIKE

FACT SHEET

Location:	Union Township; Clermont County	Sprinklers:	Wet
Total Building Size:	±18,525 SF	Air Conditioning:	100% HVAC
Office Size:	±6,000 SF	Heating:	Gas unit heaters
Warehouse Size:	±12,525 SF	Restrooms:	Men's & women's in office
Land:	3.5 Acres	Parking:	60+ Parking Spaces (Expandable)
Zoning:	M-1 (Industrial)	Lighting:	T8 Fluorescent
Access to Expressways:	3.6 Miles to I-275 2.4 Miles to SR-32	Windows:	In Office
Year Built:	1995	Outside Security Lighting & Cameras:	Yes
Construction:	Concrete Block	Electrical Service:	480V 3 Phase, 600-amps
Column Spacing:	30' x 50'	Gas & Electric:	Duke Energy
Floor:	Concrete	Water & Sewer:	Clermont County
Clear Height:	18'-19'	Auditor's Information:	413112C251
Loading Facilities:	2 Docks (1 with leveler) 1 Drive-In (12' x 14')	Available:	September 1 st , 2026
Ventilation Fans:	Air louvers, exhaust fans, and ceiling fans	Master Lease Expiration:	February 28 th , 2030
Electric Truck Charging Stations:	Yes, 120V outlets	Lease Rate:	\$9.00/SF Modified Gross

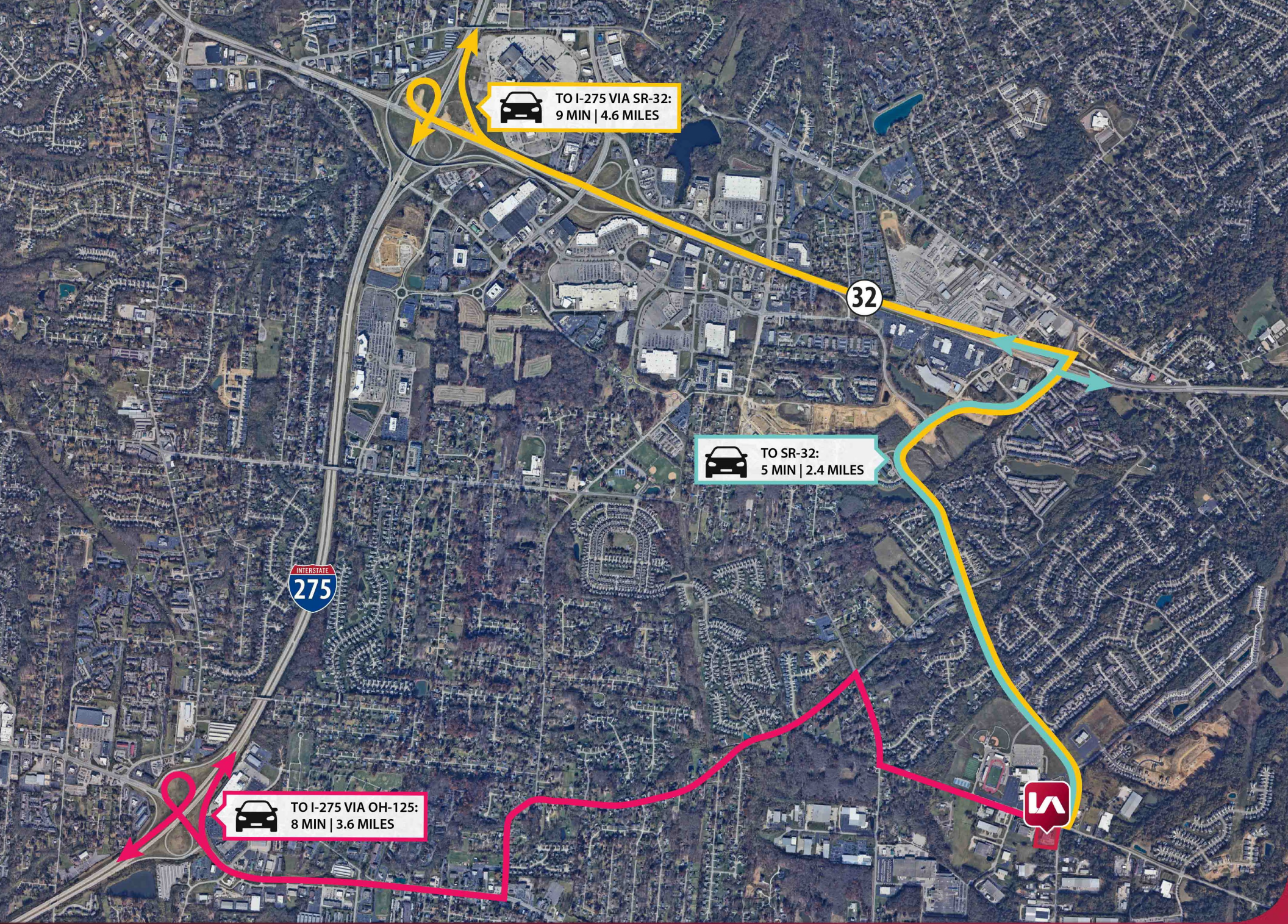
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FLOORPLAN





FLOOR PLAN
1/8" = 1'-0"





 TO I-275 VIA SR-32:
9 MIN | 4.6 MILES

 TO SR-32:
5 MIN | 2.4 MILES

 TO I-275 VIA OH-125:
8 MIN | 3.6 MILES

INTERSTATE
275

32

