



## FOR SALE AND LEASE

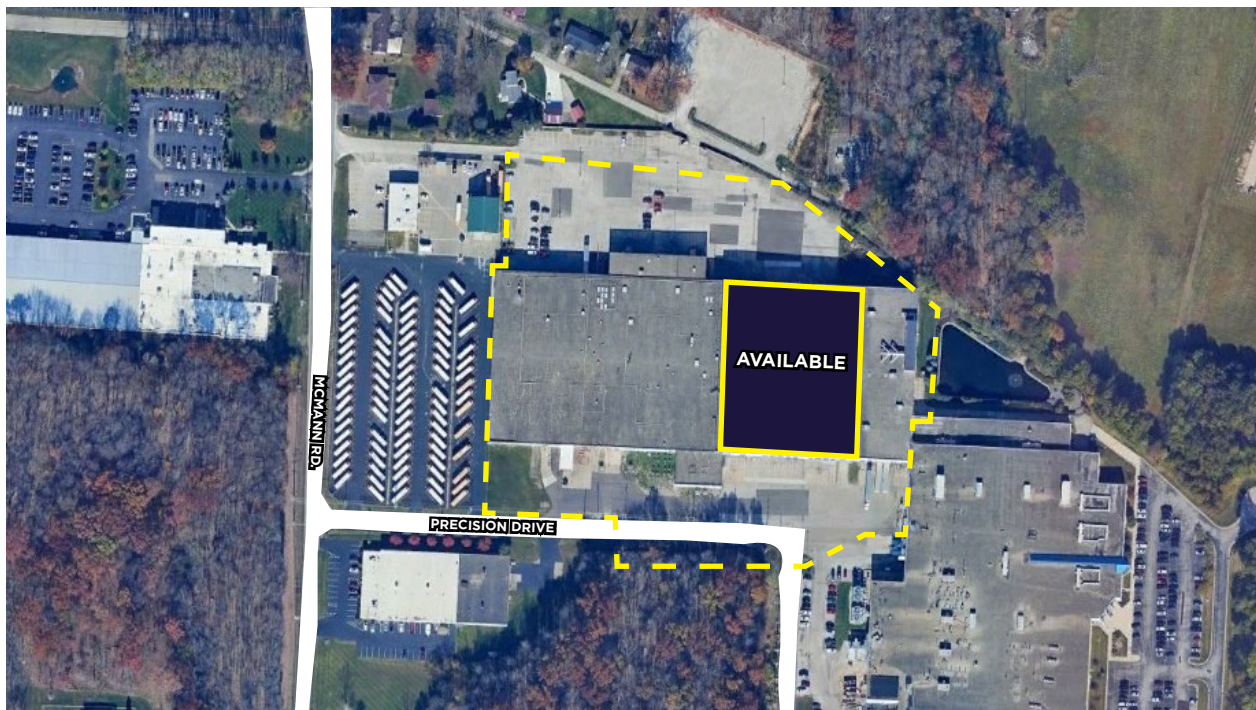
# 4000-4024 PRECISION DRIVE

UNION TOWNSHIP, OH 45245



JURISDICTION	Union Township	DOCK DOORS	(15) Dock Doors; Cross-Dock
AVAILABLE SIZE	75,000 SF	DRIVE-IN DOORS	(1) 12'x14' Drive-in Door
OFFICE SIZE	556 SF	HVAC	Natural Gas
YEAR BUILT	1985, 1995	UTILITIES	
ACRES	10 Acres	ELECTRIC	<a href="http://www.owenelectric.com">www.owenelectric.com</a>
ZONING	M-1 Union Township	GAS	<a href="http://www.duke-energy.com">www.duke-energy.com</a>
CLEAR HEIGHT	27'	WATER	<a href="http://www.sd1.org">www.sd1.org</a>
PARKING	30+	SEWER	<a href="http://www.sd1.org">www.sd1.org</a>
FIRE SUPPRESSION	Wet System	TELEPHONE	<a href="http://www.altafiber.com">www.altafiber.com</a>
ELECTRIC (VACANCY)	800-amp, 120/208-volt	DATA	<a href="http://www.spectrum.com">www.spectrum.com</a>
LIGHTING	LED	OPEX	\$1.60/SF

## AERIAL



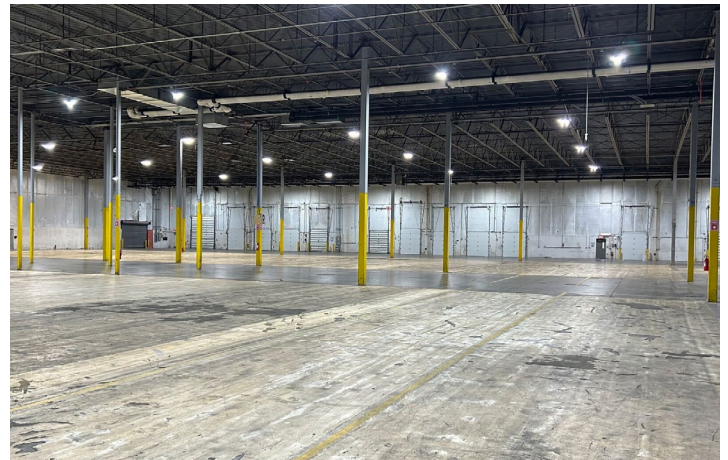
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## PHOTOS



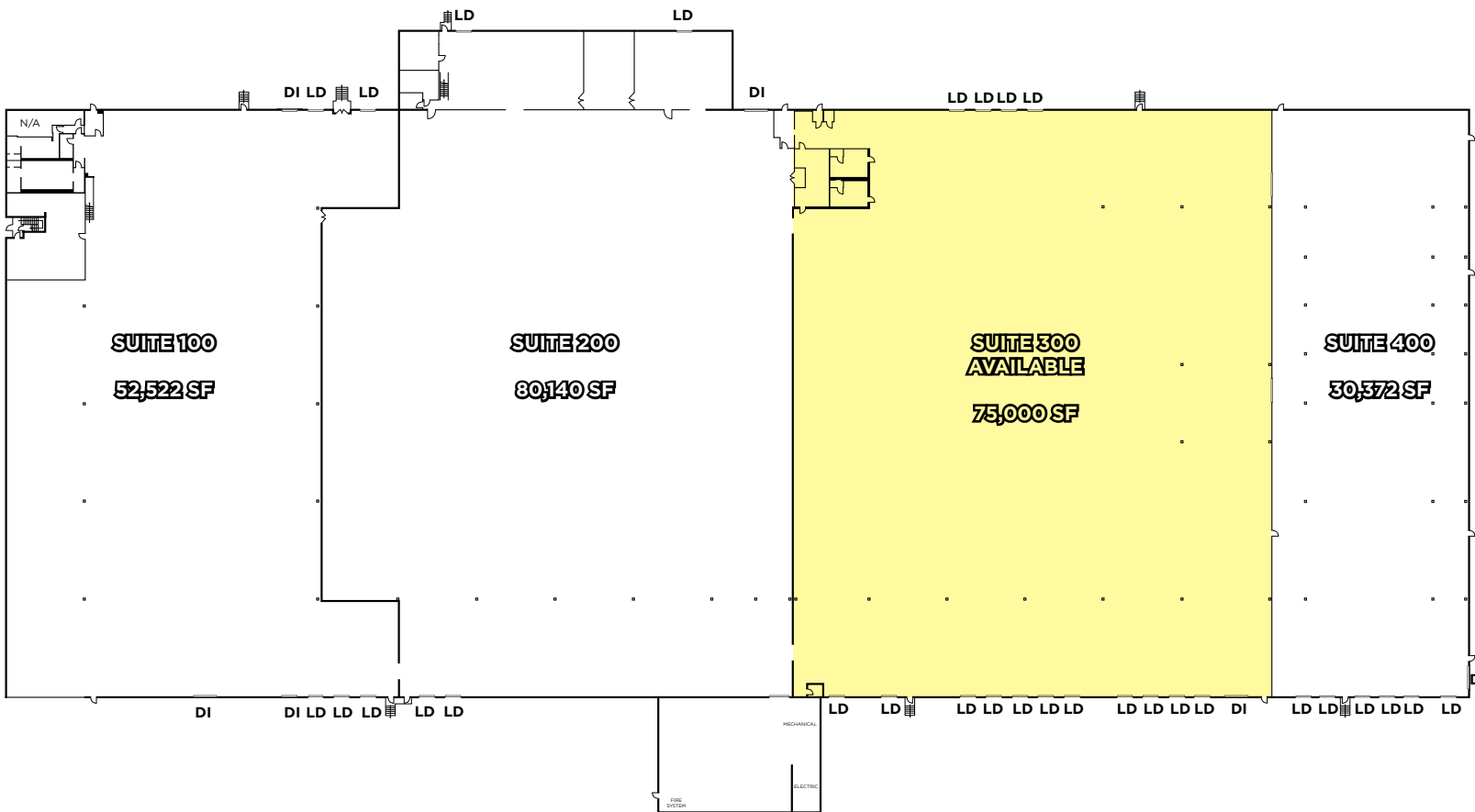
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## FLOOR PLAN



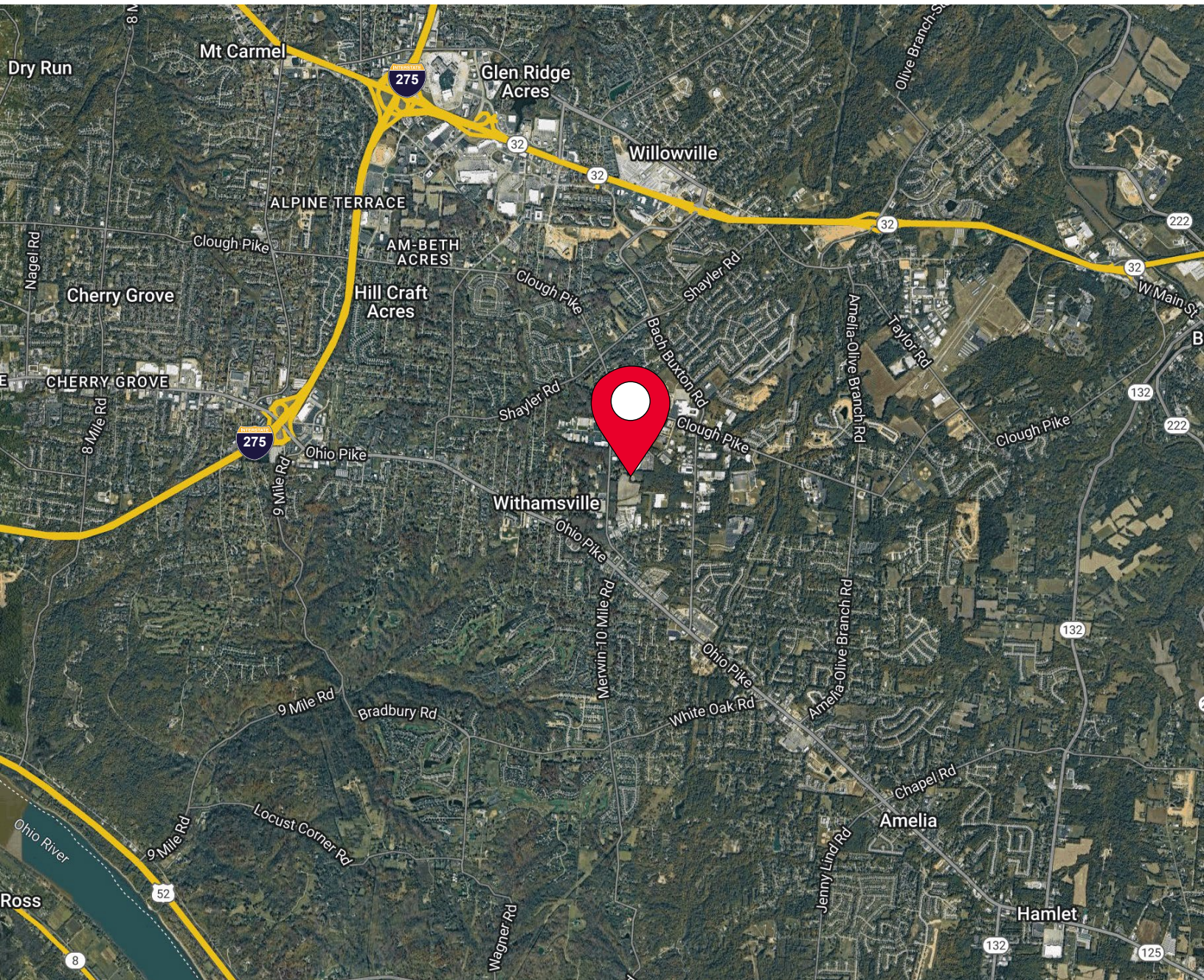
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## AERIAL LOCATION



**For more information, contact:**

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