



1111 GUARD LN.

NORTH BEND, OH 45052

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PROPERTY HIGHLIGHTS



9,600 SqFt & Approximately 4 acres of outdoor storage

- IOS property Located in Whitewater Township minutes to I-275 at Kilby Rd. interchange and minutes to I-74
- 18 miles / 25 minutes to CVG – Cincinnati Northern Kentucky International Airport, Amazon Prime Air Hub, and DHL Express Hub
- Clear span building with drive-thru capabilities (4 – 12'x16' doors) with two (2) curb cuts for site access
- No zoning – Whitewater Township
- Lease Rate: \$12,000/month NNN + operating expense, CAM & utilities
- Sale Price: \$2,500,000



[CLICK HERE FOR AERIAL VIDEO](#)

PROPERTY DETAILS

Total SqFt:	9,600
Warehouse SqFt:	9,000
Office SqFt:	600
Acreage:	4.99 acres
Clear Height:	21-24'
Year Built:	2002
Type Construction:	Brick, Block, Metal
Lighting:	LED
Column Spacing:	None
Dock door:	None
Drive-in door:	Four 12'x16
Sprinkler:	None
Electrical Service:	240v single phase 400 amps
Heat:	Waste oil heater and propane
Roof:	Metal
Parking Lot:	Gravel
Restrooms:	2
Hamilton County Parcel ID's:	630-0290-0018-00
Floor Drains	none

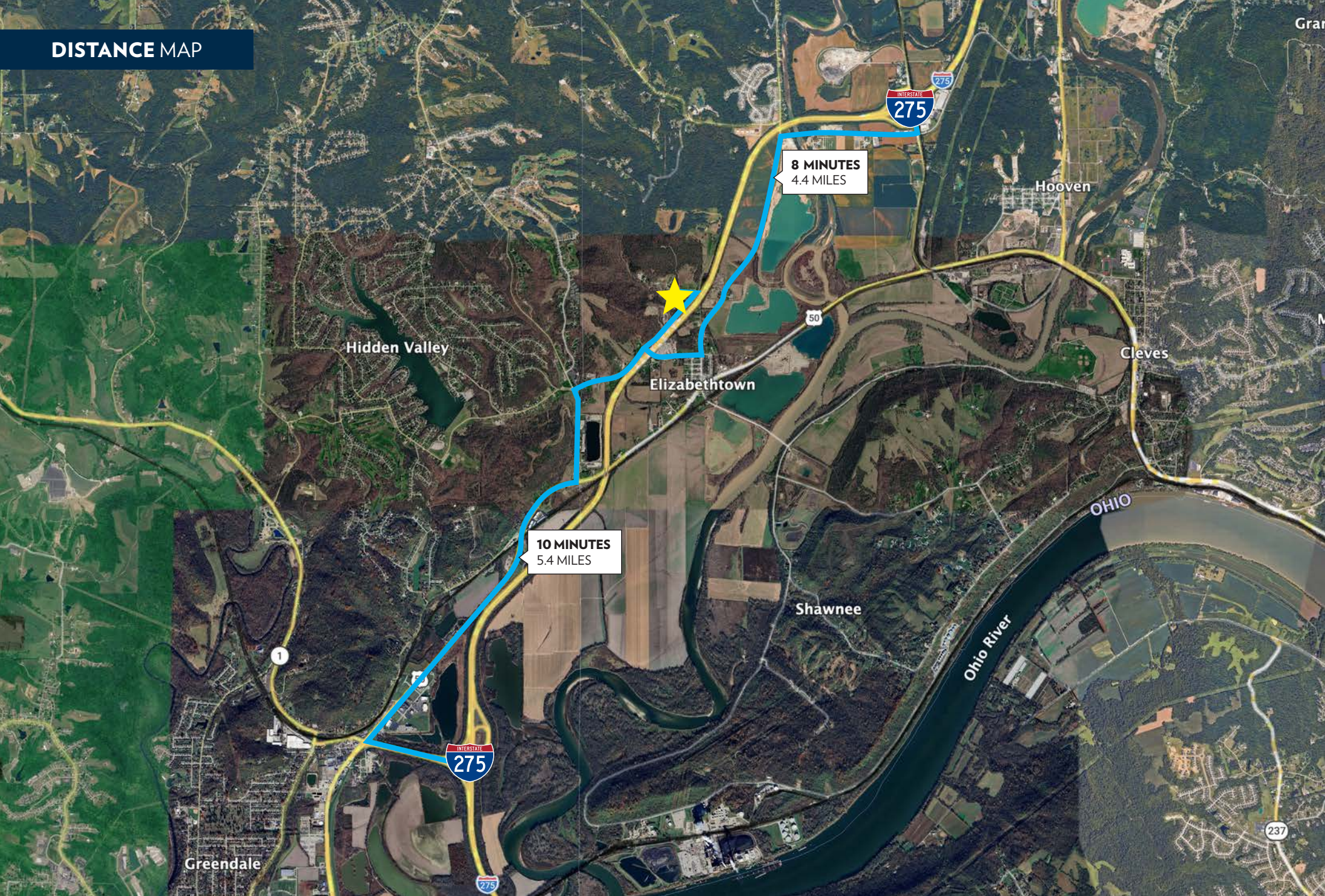
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DISTANCE MAP



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PARCEL OUTLINE



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