



Colliers

For Lease

Potential Build-To-Suit Opportunity

3989 S Route 42

Mason, OH 45036

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PROPERTY OVERVIEW

Total SF	6,500 SF Upper level: 4,000 SF Lower level: 2,500 SF
Year Built	1976; Remodeled in 1989
Acres	6.04 Acres
Parking	15 Auto spots (expandable lot)
Construction	Concrete & Metal
Parcel Number	1220400002 & 1220400012
Zoning	B-3 & I-1
County	Warren County

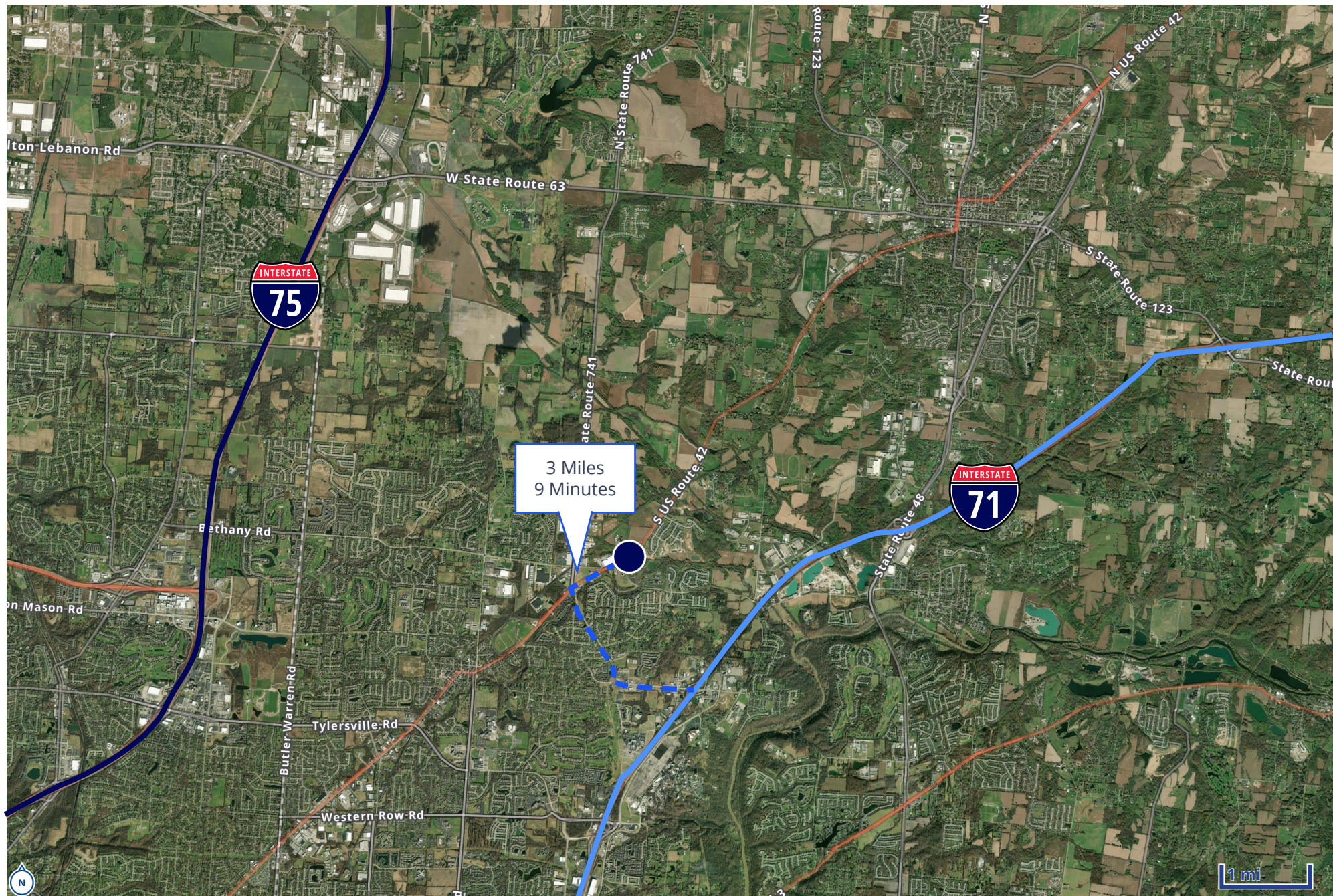
PROPERTY DEATAILS

- 1.5 Story office building in very good condition
- Flexible building with industrial zoning
- 4.54 acres of vacant industrial land
- Relatively Flat Topography
- Ideal parcel for Build to Suit or large expansion of current building
- Located in Mason, Ohio

Lease Rate: \$10.00/SF NNN



MAP





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