

11310 Southland Road
Forest Park, Ohio 45240

Available

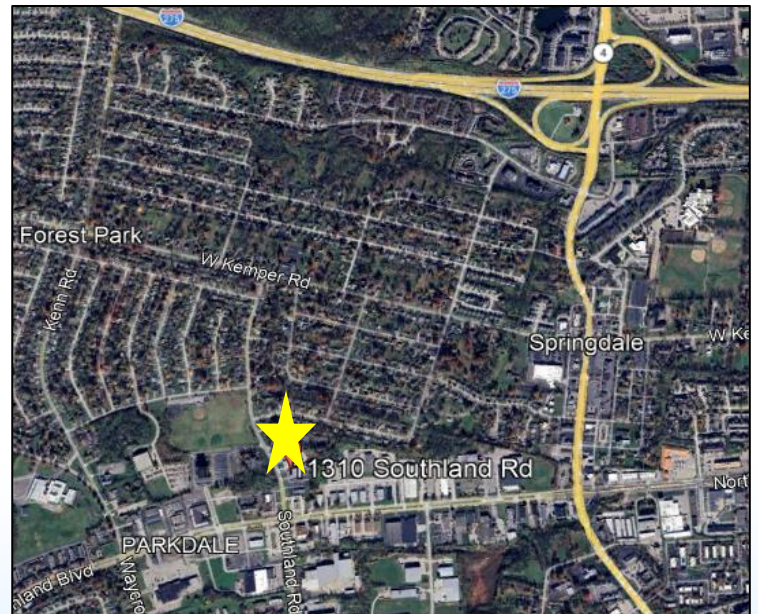


**≈8,100 SF OFFICE / WAREHOUSE
FOR SALE OR LEASE**

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PROPERTY FEATURES

- 8,100 SF for sale or lease
- 6,800 SF of warehouse; 1,300 SF of office
- Mezzanine area over the office (25' x 25')
- Five (5) finished offices
- Two (2) restrooms
- Eight (8) van level dock doors (8' x 12')
- One (1) large over-sized drive-in door (16')
- Situated on 1.027 acres (.5 acre rear fenced-in lot)
- **Lease Rate: \$7.50 PSF Gross**
- **Sale Price: Call Agent**



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PROPERTY SPECIFICATIONS

Location	11310 Southland Road, Forest Park, Ohio 45240 - Hamilton County, Ohio
Available SF	≈8,100 SF / 1,300 SF of office space
Warehouse Area	Bay #1: 2,840 SF - 6 garage doors; 2 doors are inoperable; LED lighting, heat only and 16' clear height Bay #2: 1,081 SF – 1 garage door (8' x 12'); heat only and 16' clear height Bay #3: 1,600 SF – 1 drive-In door (12' x 16'); heat only; 16' clear height; added 2012
Land	1.027 Acres (.5 acre rear fenced-in lot)
Year Built	1986 and addition 2012
Zoning:	M - Manufacturing
Construction	Concrete Block and Metal (fully insulated)
Drive-in Door	One (1) large over-sized (12' x 16') at rear of the building
Van Dock Doors	Eight (8) van level doors; 7 (8' x 12') and 1 (12' x 16')
Lighting	LED Lighting
Roof	GE silicone 20-year roof coating - 2026
Floors	Office – Laminate / Warehouse - Concrete
Heating	Natural Gas-Fired Units
Electric	200 Amps / 110/220 Volt / Single Phase 400 Amps / 220 Volt / 3-Phase
Miscellaneous	Five (5) finished offices; 380 transformer; alarm and camera systems and two (2) restrooms



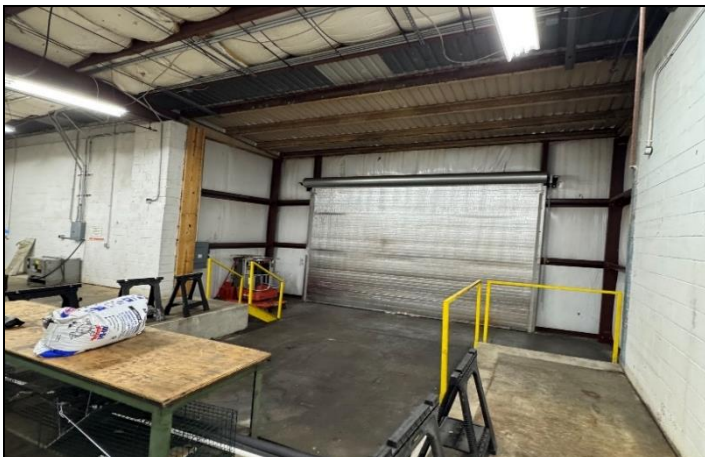
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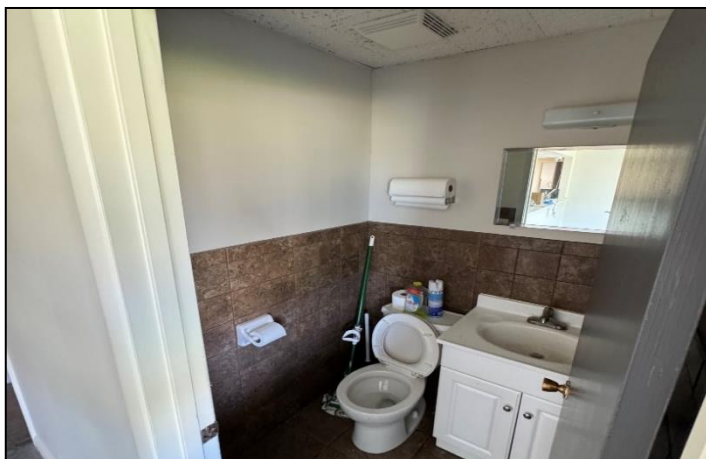
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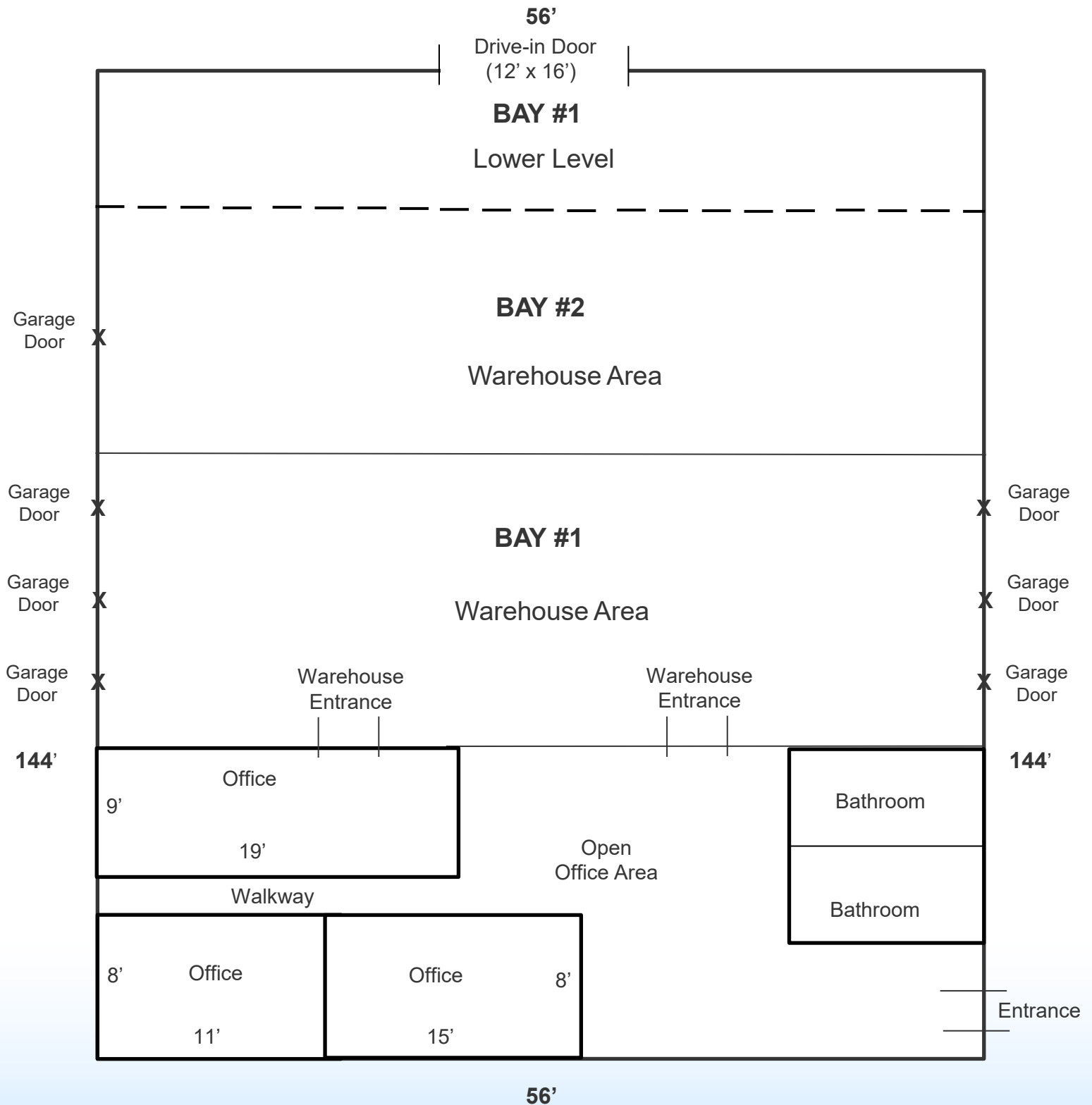
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Complete Architectural Drawings Available



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FOR LEASE**

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