

3919 Bach Buxton Road

Union Township (Cincinnati MSA), OH 45102

FOR SALE **\$3,500,000**



FOR MORE INFORMATION:

BRAD WRIGHT

513.509.8463

bwright@wpacre.com

WPA

WRIGHT PROPERTY ADVISORS

BRAD WRIGHT

VICE PRESIDENT

513.509.8463

bwright@wpacre.com

wpacre.com

FEATURES

- A Tremendous Owner/User or Investor Opportunity
- 55,000 SF w/ 32,000 SF Available for Immediate Occupancy
- Located in Fast-Growing Union Township
- Fully Conditioned Space
- Concrete Tilt-up Construction
- Gated Site w/ Surplus Land
- 0% Earnings Tax

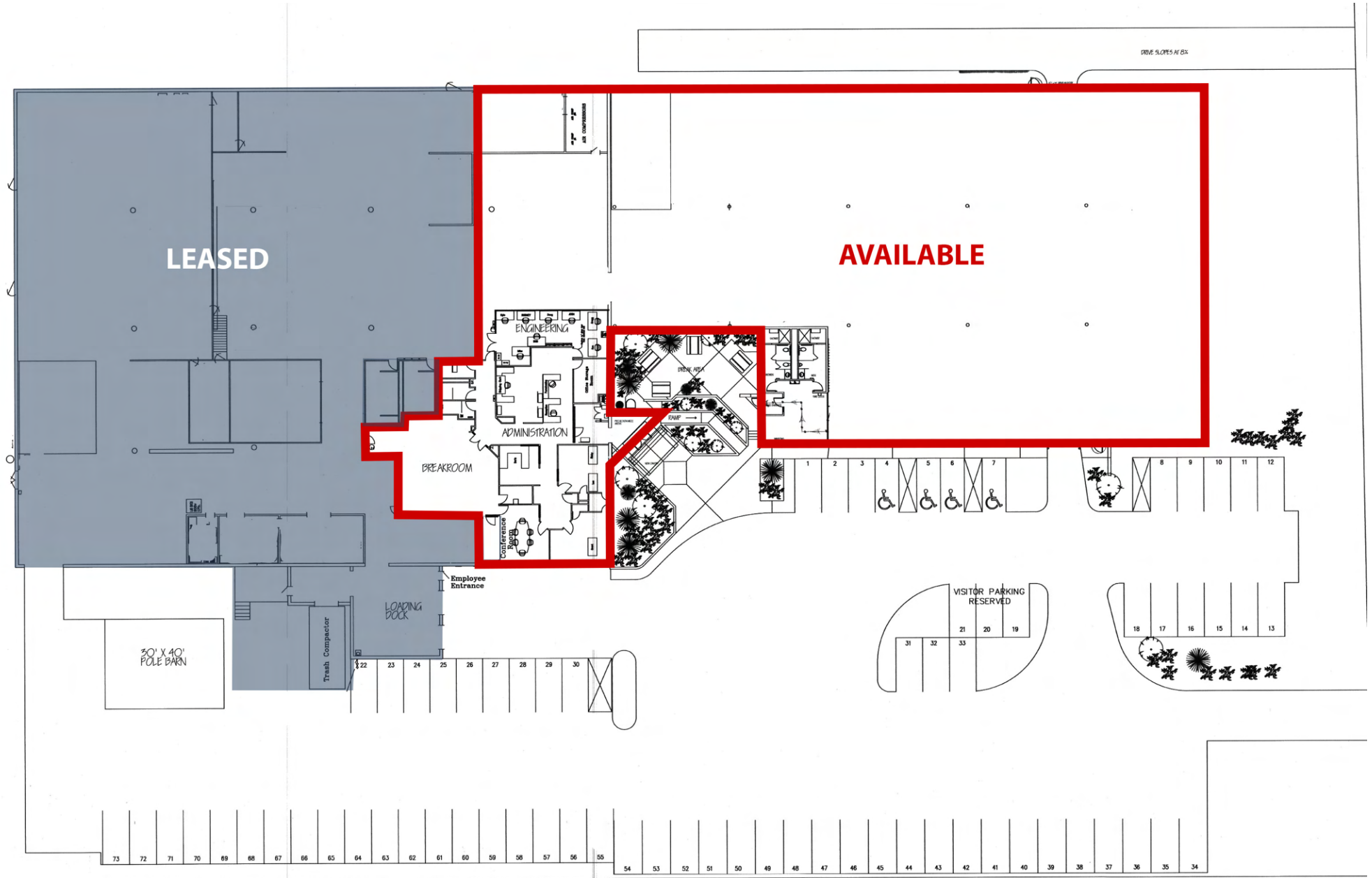


DETAILS

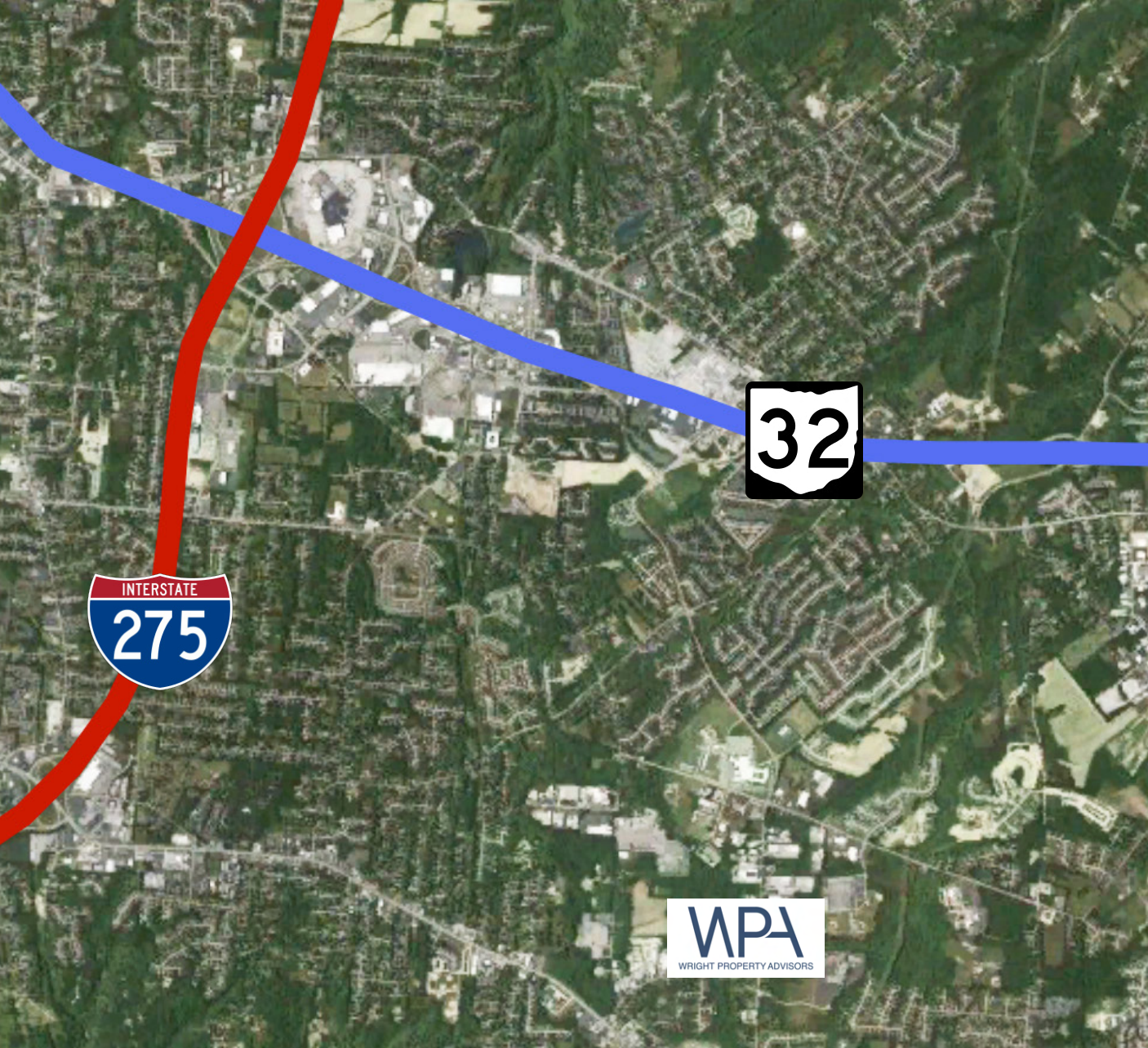
COUNTY	Clermont	DRIVE-IN DOOR	Three; (2) 10' x 14', (1) 12' x 14'
MUNICIPALITY	Union Township	COMPRESSED AIR LINES	Yes
PARCEL ID	413112C224	CRANE	5-ton bridge crane in Addition
TOTAL BUILDING SIZE	55,000 SF +/-	PARKING	73 spaces
WAREHOUSE SIZE	50,000 SF +/-	RESTROOMS	Six
OFFICE SIZE	5,000 SF +/-	SPRINKLER	Wet
ADDITIONAL STORAGE	1,200 SF outbuilding (40' x 30') w/ 15' x 10' overhead door	HVAC	RTU's; 100% air conditioning
LAND	5.12 Acres	LIGHTING	Fluorescent
YEAR BUILT	1980; Addition in 2004	ELECTRICAL SERVICE	Heavy power
CONSTRUCTION	Concrete tilt-up	GAS & ELECTRIC	Duke Energy (800.544.6900)
GATED ENTRANCE	Yes	WATER & SEWER	Clermont County Water (513.732.7970)
COLUMN SPACING	Original building 40' x 40'; Addition 40' x 40'	ANNUAL PROPERTY TAXES	\$55,885.08 (2023)
ROOF	Original building - TPO (2018); Addition - ballasted membrane (2004)	ZONING	M1 Industrial (Union Township: 513.752.2300)
CLEAR HEIGHT	Original building 13.5' - 15'; Addition 31'	SALE PRICE	\$3,500,000 (\$63.64/SF)
DOCK DOOR	Two; 8' x 8', 8' x 10' w/ levelers		

The information contained herein was lawfully obtained from sources we consider reliable. Wright Property Advisors, LLC is not responsible and expressly disclaims all liability, for errors, omissions, prior sales, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend Purchaser's independent investigation.

FLOOR PLAN







FOR MORE INFORMATION:

BRAD WRIGHT

513.509.8463

bwright@wpacre.com

WPA
WRIGHT PROPERTY ADVISORS