2881 E SHARON ROAD, EVENDALE, OH 45241 - HAMILTON COUNTY

Available for Sale

Total SqFt: 51,916
Warehouse SqFt: 49,226 (302’x163’)
Dock staging area: 1,890 (50’x21’)
Office SqFt: 800 (50’x16’)
Acreage: 4.045
Clear Height: 32’
Year Built: 1973

Type Construction: Block and metal (fully insulated)
Lighting: T-5 high efficiency fluorescent and metal halide

Column Spacing: 34’x32’
Drive-in door: One (1) - 9’x11’6”

Dock door: Eight (8) - 9’x9’. Two (2) with mechanical pit levelers and Three (3) with EOD’s. Features include lights, shelter, and seals
Sprinkler: N/A
Electrical Service: 480volt/3phase/3,200amps+
Heat: N/A
Roof: Rubber membrane
Truck court: Asphalt and concrete (45’ pad); 130’+
Parking Lot: Asphalt
Restrooms: Two (2)

Assessed Valuation: $1,297,500 ($25/SqFt)
Annual Property Taxes: $31,799 ($0.61/SqFt)

HIGHLIGHTS

- Freezer Space maintains 0 degrees
- Warehouse racking capacity 6,000 pallets
- Ammonia system
- Located a mile from I-75/Sharon Road interchange

Rod MacEachen
(513) 675-5764
rod@sqftcommercial.com

Roddy MacEachen
(513) 739-3985
roddy@sqftcommercial.com
ADDITIONAL PHOTOS