



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

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

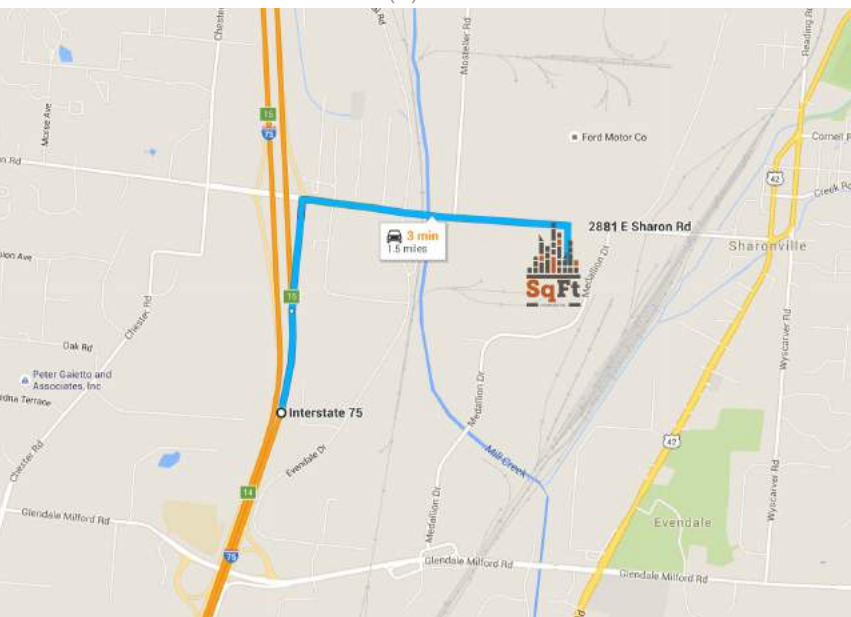
Truck court: Asphalt and concrete (45' pad); 130'+

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



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ADDITIONAL PHOTOS



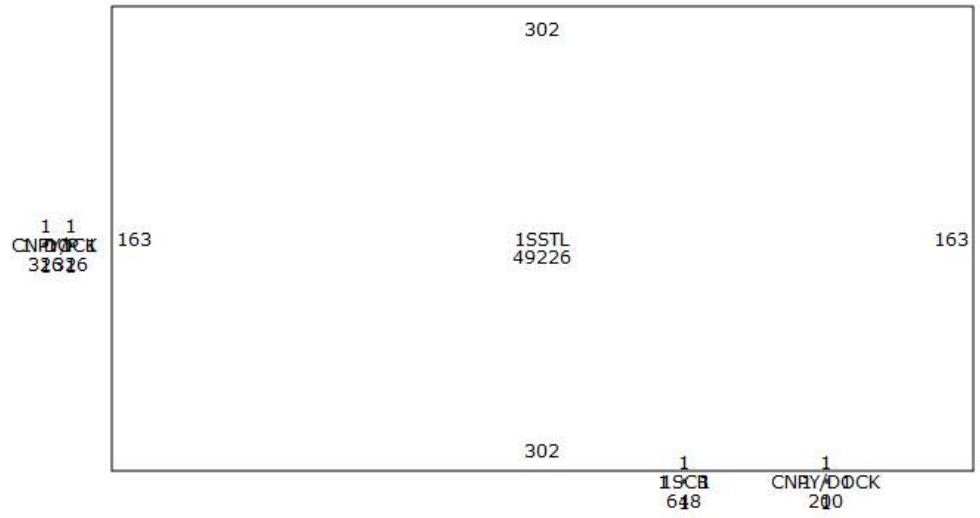
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AERIAL & FLOOR PLAN



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