

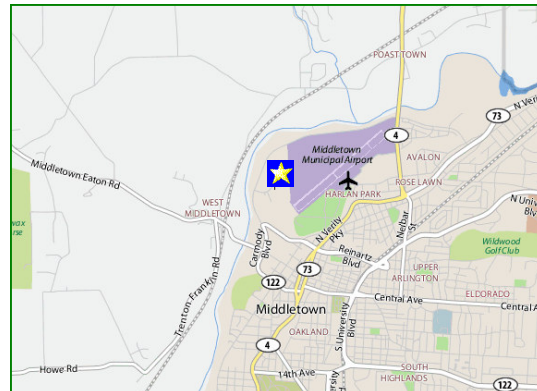
Capital Real Estate Partners, LLC

AVAILABLE FOR SALE / LEASE Industrial / Distribution Space



1301 Hook Drive — Middletown, Ohio

- Manufacturing/
Warehousing
- Heavy Power
- Industrial park setting
- Municipal Airport
adjacent
- Flexible leasing terms



For further information, please contact:

Larry Wood

(513) 762-7622

E-mail: larry.wood@capitalrealestate.org

Information submitted herein has been obtained from reliable sources. We have no reason to doubt its accuracy, but we do not guarantee it.

COMMERCIAL
Real Estate



General Building Specifications

Property ID:	Q6511027000007 Q6511027000008
Land Area:	4.07 acres
Zoning:	I-1 Light Industrial
Year Built:	Front portion - 1968 Rear portion - 1978
Building Dimensions:	300' x 140' & 351' x 110
Construction:	Conventional structural steel frame & masonry walls
Roof:	EPDM (7-2000)
Ceiling Height:	12' Clear & 21' clear
Sprinkler / Type:	Wet, Standard
Column Spacing:	27' x 40' and 40' x 60'
Warehouse Lighting:	Fluorescent / Metal Halide
Miscellaneous:	Floor Drains

Availability Specifications

Total Available:	80,720 SF
Warehouse Size:	80,720 SF
Floor Construction:	Concrete
Heat Warehouse:	Gas suspended units
Power / Electric:	2000 amp, 480 volt, 3 phase
Dock Doors:	8 - 12' x 12'
Drive-in Doors:	2
Parking:	50 spaces
Annual Taxes:	\$29,102

Sale Price: **REDUCED TO**
\$900,000

Lease Rate: **Low bay** **\$2.50 gross**
High bay **\$3.50 gross**

Information submitted herein has been obtained from reliable sources. We have no reason to doubt its accuracy, but we do not guarantee it.