

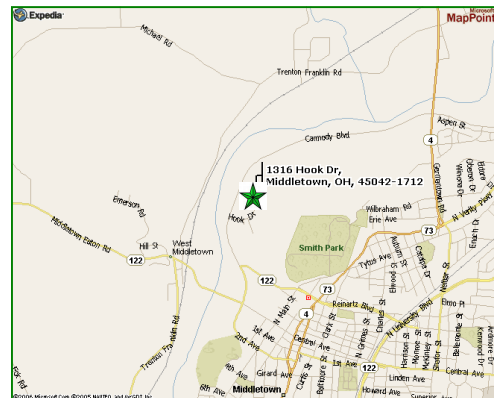
Capital Real Estate Partners, LLC

# AVAILABLE FOR LEASE Small Industrial Facility



1316 Hook Drive, Middletown, OH

- 2,400 sf
- 200 amp, 240 Volt
- Drive in Door
- 12 parking spaces
- 10' clear



*For further information, please contact:*

**Larry Wood**  
(513) 762-7622

E-mail: [larry.wood@capitalrealestate.org](mailto: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.*



## General Building Specifications

<b>Property ID:</b>	Q6511026000019
<b>Land Area:</b>	1.96 acres
<b>Zoning:</b>	I-1 (Light Industrial)
<b>Year Built:</b>	1981
<b>Building Dimensions:</b>	40' x 60'
<b>Construction:</b>	Conventional masonry walls
<b>Roof:</b>	Asphalt Shingle
<b>Ceiling Height:</b>	10' Clear
<b>Sprinkler / Type:</b>	None
<b>Column Spacing:</b>	Clear
<b>Warehouse Lighting:</b>	Fluorescent
<b>Miscellaneous:</b>	Floor Drains Air Lines

## Availability Specifications

<b>Total Available:</b>	2400 SF
<b>Office Size:</b>	96 SF
<b>Warehouse Size:</b>	2304 SF
<b>Floor Construction:</b>	Concrete
<b>Air Conditioning:</b>	Wall Unit
<b>Heat Warehouse:</b>	Gas fired unit heater
<b>Power / Electric:</b>	200 amp, 240 volt
<b>Drive-in Doors:</b>	8' x 10'
<b>Parking:</b>	12 spaces

**Lease Rate:** **\$ 750/month  
gross**

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