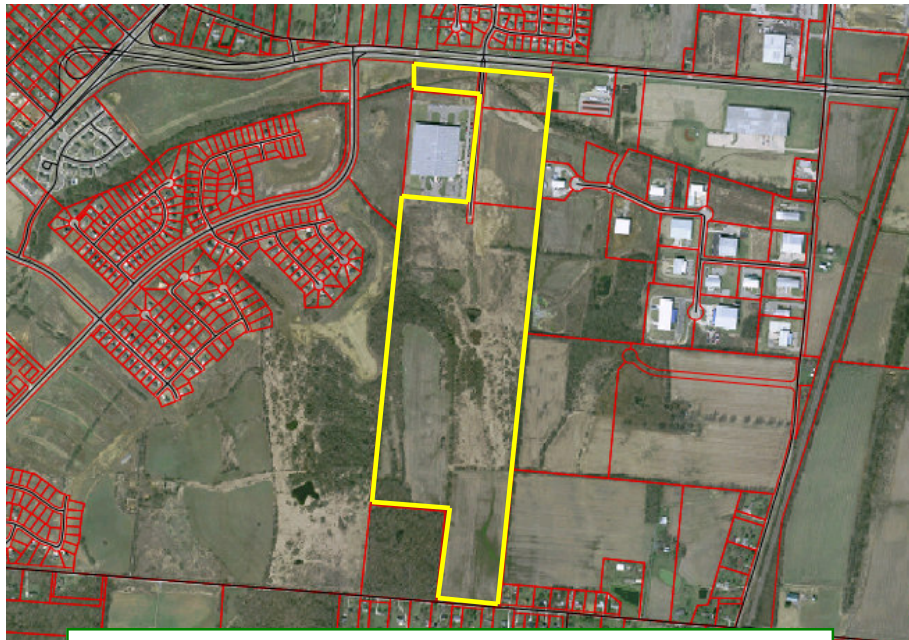


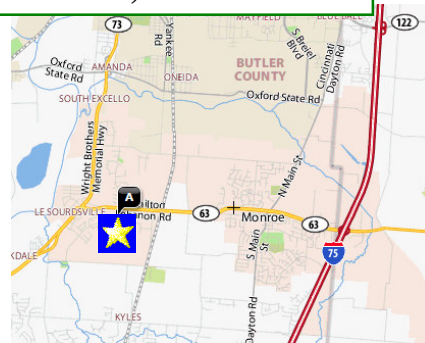
Capital Real Estate Partners, LLC

AVAILABLE FOR SALE Prime Development Land



State Route 63, Monroe, Ohio

- Prime Development Site
- Portions already divided
- Attractively Priced
- Great Distribution Location



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.

General Specifications

Property ID:	SR 63 & Clark Drive
Property Type:	Industrial
Municipality:	City of Monroe
Land Area:	126.116 Acres
Zoning:	L-1 Light Industrial
Lot Dimensions:	1300' X 5188' irregular
Sewer:	Butler County
Water:	City of Monroe
Electric:	Duke Energy
Gas:	Duke Energy
Sale Price	\$18,500 per Acre

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