

INFORMATION SHEET:

231 W. North Bend Road
Cincinnati, Ohio 45216
Hamilton County

PRICE REDUCED



bldg type: Office / Manufacturing

Total Square Feet:	±11,900
Available Square Feet:	±11,900
Warehouse Area:	±10,900
Office Area:	±1,000
Divisible:	No
Land:	.367 Acres
Year Built:	1947
Construction:	Block
Roof:	Rubber & Metal
Floor:	Concrete
Ceiling Height:	9' – 13'+
Zoning:	ML; Manufacturing Limited
Column Spacing:	Varies to “clear space”
Sprinkler:	No
Loading Facilities:	1 Dock Door; 1 Drive-in Door
Rail:	No
Power:	600 A/480V/3PH & Single Phase
Lighting:	Fluorescent & some Halide
Heating / Air:	Office – central; Manufacturing – overhead
Gas:	Duke
Sewer:	Metropolitan Sewer District
Water:	Cincinnati Water Works
Restrooms:	Office – 2; Shop – 1
Access:	½ Mile to I-75
Book Page Parcel:	239-0002-0124
Annual Taxes:	\$5,115
Asking Price:	\$175,000 \$150,000

COMMENTS: Floor drains; small overhead crane rails; ½ mile to I-75 at Paddock interchange, owner wants offer!

Please Contact:
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