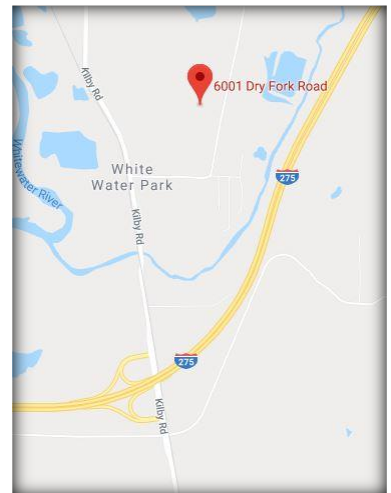
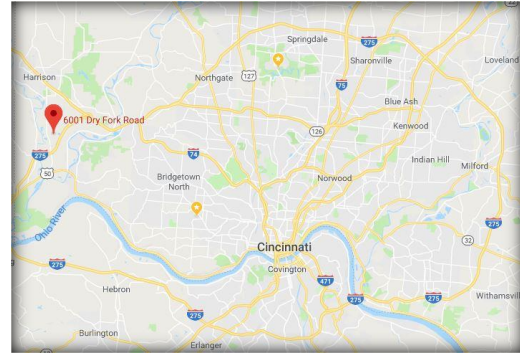


# Available

6001 Dry Fork Rd Cleves, OH 45002



# 6001 Dry Fork Rd Cleves, OH 45002

## Site: Info

Parcel ID: 630-0180-0065-00

Land Area: 7.486 Ac

Zoning: None, Unzoned

Year Built: 1999

Pre-Engineered Metal

Frame, Skin, & Roof

Radiant Heaters

Compressor Line

Exhaust Fans

Power: 480v 3Ph

Gas: Propane

Water: Well

Sewer: Septic (Mound System)

## Building One

12,000 SF

Clear Span Construction

Ceiling Height: 16' 7" - 20' 8"

Drive-In Doors: Four

11' x 13', 8.5' x 10'

8' x 10', 7.5' x 10'

Docks: Two

Two Restrooms

No Office

## Building Two

24,000 SF

One Demising Wall

Columns: 20' x 60'

Ceiling Height: 17'5" - 21'

Drive-In Doors: Five

4 @ 8' x 10', 12' x 14'

Two Restrooms

Office: 882 SF, Two Stories

Bus Duct

Asking Price: \$1,825,000

Lease Rate: Tenants Rights

Direct Lease Negotiable Call Agent