

FOR LEASE

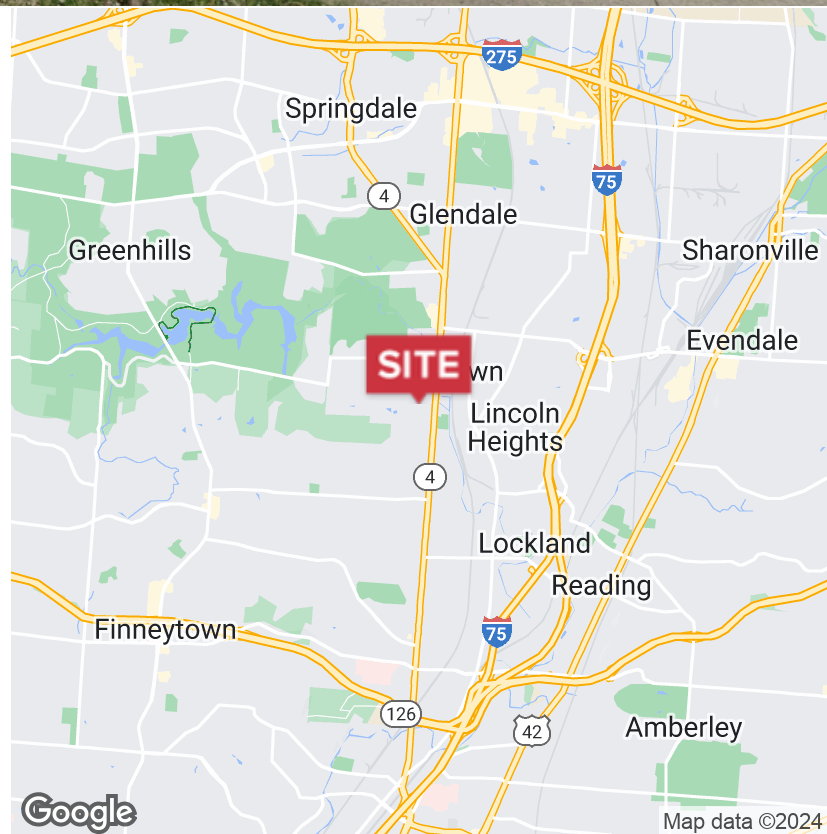
75 Novner Drive Woodlawn, OH 45215

NAIBergman



Industrial | 2,736 SF

- 2,736 square feet
- fenced and gated yard
- (1) dock



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Building Data

Total building size:	2,736 square feet
Available space:	2,736 square feet
Number of floors:	(1) story
Docks:	(1)
Column spacing:	clear span
Dimensions:	48' x 57'
Year built:	1969
Building construction:	steel frame; concrete block exterior walls
Floors:	concrete
Roof:	flat
Windows:	fixed aluminum sash
Heating:	natural gas forced air
Lighting:	fluorescent
Other:	fenced and gated yard area

Site Data

Location:	Village of Woodlawn, Ohio 45215
Township/County:	Hamilton county
Lot Size:	0.674 acre
Distance from interstate expressway:	2 miles; I-75; Exit 14
Parking spaces:	(7) auto
Zoning:	"I-P" Industrial Park District (Village of Woodlawn) (513-771-6130)
County parcel ID:	598-0080-0380-00 and 598-0080-0381-00
Real estate taxes:	\$4,537.90 annual
County valuation:	\$159,690 (full value)
Water:	Cincinnati Water Works
Gas:	Duke Energy
Sewer:	Metropolitan Sewer District
Electric:	Duke Energy
Telephone / Internet:	altafiber

Availability

For Lease:	\$3,400 monthly
Available date:	immediate
Terms:	gross lease includes \$2.57 /sf operating expenses

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