



Office/Warehouse Facility

721 W. Monroe Street
New Bremen, Ohio 45869

**Available:
14,625 SF**

**For Sale or Lease:
\$535,000
\$4.00 NNN SF/Year**



For information, contact:



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Ed Wentworth, Realtor

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Land:	1.953 Acres	Parking Spaces:	20 Spaces
Square Footage:	14,625 SF	Expandable Land:	Yes
Warehouse SF:	12,375 SF	Zoning:	I-2; Industrial
Office SF:	4,050 SF Front Office -2,250 SF Back Office -1,800 SF	Parcel Number:	C1040000200
		<u>Highlights:</u>	
Clear Height:	19' – 22'	• Fully Air Conditioned	
Drive-In Doors:	Two - 12' x 16'	• ½ Ton Crane	
Docks:	Two - 9.5' x 10'	• Ventilation Fans	
Power:	480 Volts 800 Amps III Phase	• Air Lines	
Year Built:	2000	• 24' x 14' Paint Booth (Available – Sold Separate)	
Floor Thickness:	6"	• 15 HP Air Compressor (Available – Sold Separate)	
Roof:	Metal		
Utilities:	City Water & Sewer		
HVAC Plant:	Forced Air Gas & Air Make Up		