

For Sale



360 McLean Dr Cincinnati OH 45215
14,240 SF on 1.73 Acres



DWYER
COMMERCIAL REAL ESTATE LLC

2928 Colerain Ave Ste 100
Cincinnati OH 45225

Contact:
John or Kevin

513.784.1776
www.dwyercre.com

360 McLean Drive Cincinnati OH 45215

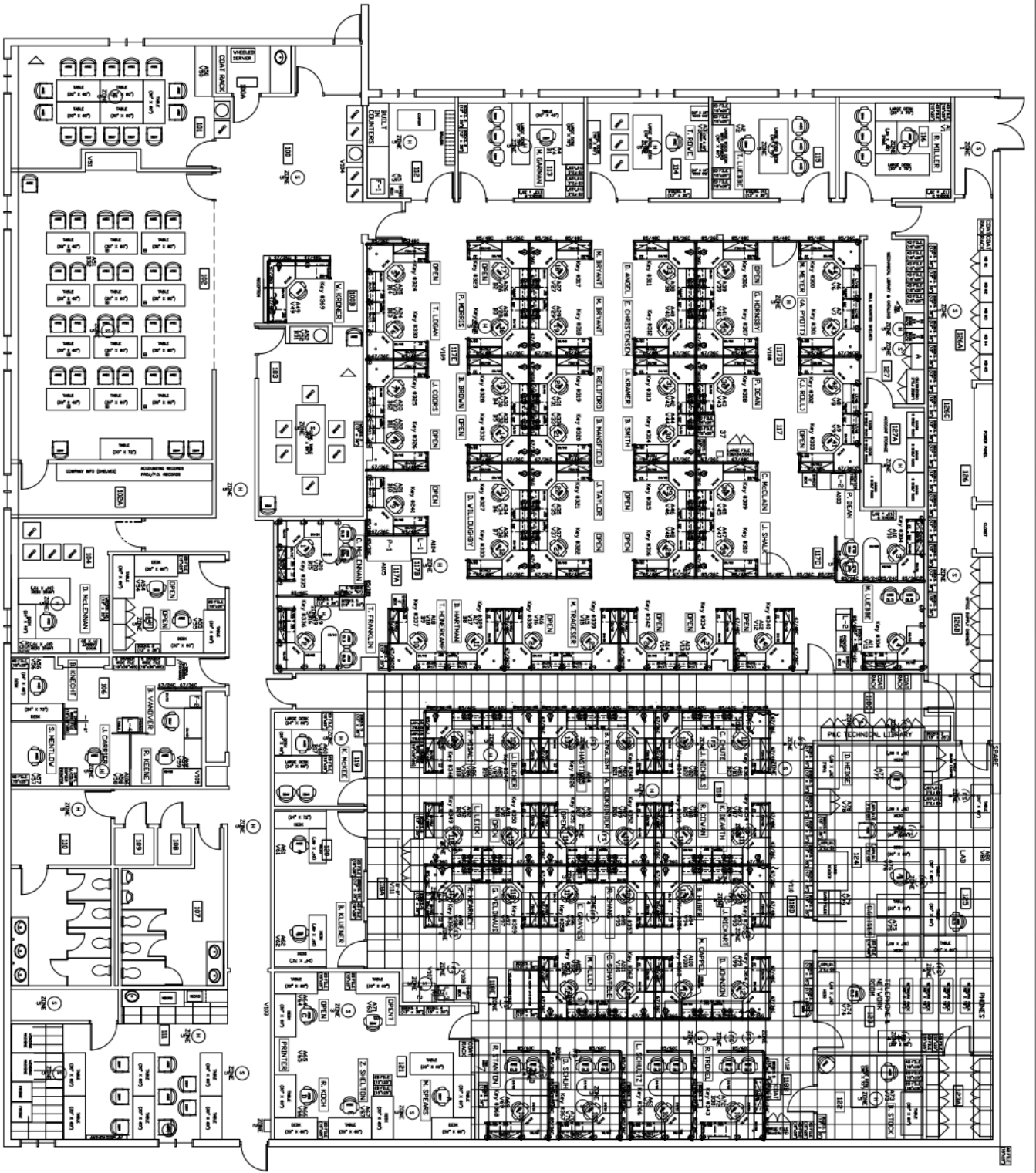
aka 360 Knollcrest Dr (per auditor)

Parcels:	671.0018.0009.00	
Municipality:	City of Reading	
Land Area:	1.73 Ac	
Curb Cuts:	Two	
Year Built:	1967	
Zoning:	Light Industrial	
Total SF:	14,240	
Construction:	Brick	
Roof:	Modified (2006)	
Parking:	83 Total Stalls	
HVAC:	Throughout, Five Units	
Clearance Height:	11' clear to bar joist	
Raised Floor:	+/- 3,500 SF	
Electric:	Yes	Duke Energy
Gas:	Yes	Duke Energy
Water:	Yes	CWW
Sewer:	Yes	MSD
Lighting:	Fluorescent T-12	
Security:	Key Card Access	
Internet	Fiber (Cincinnati Bell)	
Restrooms:	Mens: 3 Stalls 2 Urinals	Womens: 4 Stalls
Sprinkler System:	None	
Access to SR 126:	East Bound: 0.2 Miles	West Bound 0.8 Miles
I-71:	North Bound 4.5 Miles	South Bound 4.5 Miles
I-75:	North Bound 1.1 Miles	South Bound 1.5 Miles
Available:	February 1, 2020	
Asking Price:	\$1,395,000	



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EQUIPMENT KEY

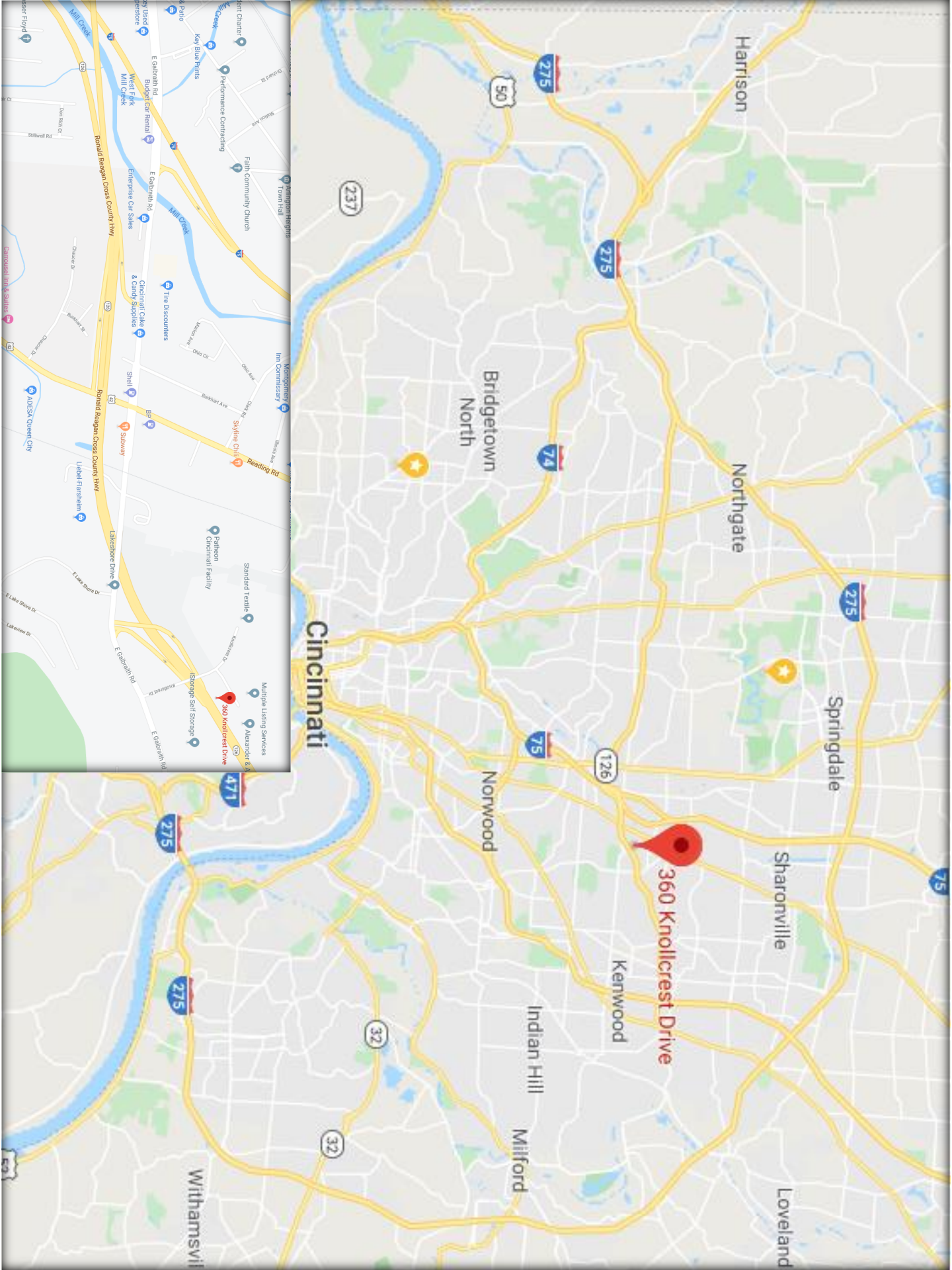
LASER PRINTERS
 LASER #1 2800/400
 LASER #2 2800/400
 LASER #3 2800/400
 PLATTERS #1 44-280/41
 PLATTER #2 2800/742
 FAX #1 4800/400
 FAX #2 4800/400

PINKY ONLY
 (P) ROOMS
 (O) TELEPHONE
 (N) NETWORK
 (C) CONNECTIONS

INCLUDING A
 TOTAL NETWORK
 CONNECTIONS (C)

DIM #1 - 4000 (4000) / ALSO NOT SHOWN
 DIM #2 - 4000 (4000) / ALSO NOT SHOWN
 DIM #3 - 4000 (4000) / ALSO NOT SHOWN
 DIM #4 - 4000 (4000) / ALSO NOT SHOWN
 DIM #5 - 4000 (4000) / ALSO NOT SHOWN





Harrison

Northgate

Springdale

Sharonville

Kenwood

Indian Hill

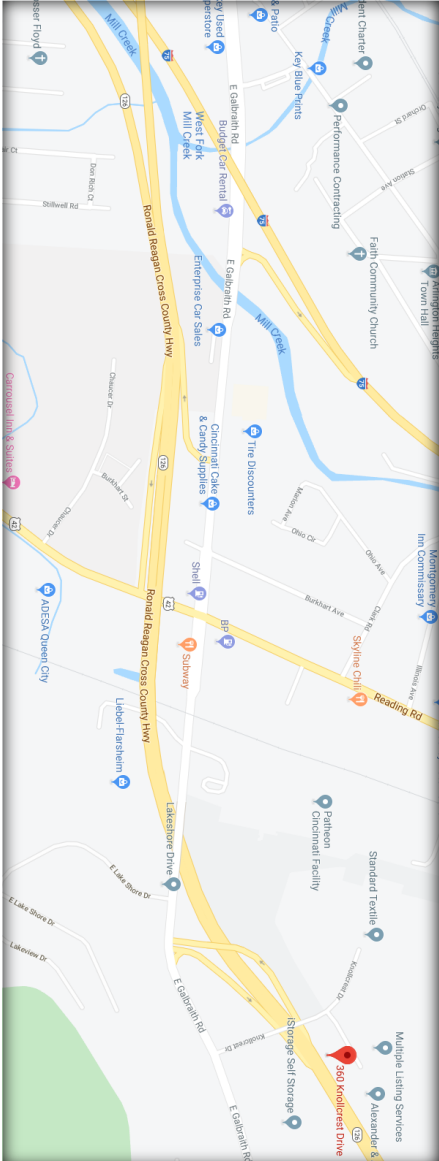
Milford

Loveland

Bridgetown North

Cincinnati

360 Knollcrest Drive



Multiple Listing Services

Alexander & Associates

Storage Self Storage

Pathon Cincinnati Facility

Standard Tractor

The Discounters

Cincinnati Cake & Candy Supplies

Enterprise Car Sales

West Park Mill Creek

Bridge Car Rental

Eglabath Rd

Key Blue Prints

Performance Contracting

Faith Community Church

Town Hall

Mill Creek

