

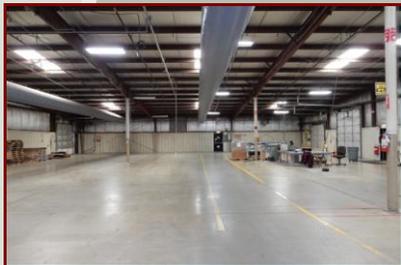


**PRICE REDUCED!**  
**Warehouse Facility**  
 270 Carr Drive  
 Brookville, Ohio 45309

**Available:  
 30,750 SF**

**For Sale:  
 \$825,000**

**PRICE REDUCED!**



Land:	1.86 Acres	<b>Highlights:</b>
Square Footage:	30,750 SF	• Up to 22' Clear Height
Warehouse SF:	26,750 SF	• Heavy Power
Office SF:	4,000 SF	• Fully Air Conditioned Plant
Clear Height:	12' - 22'	• Extensive Power Distribution
Column Spacing:	45' x 25'	• Dust Collection System
Drive-In Doors:	One – 10' x 12' One – 10' x 10' One – 12' x 12'	• Natural Light (Skylights)
Docks:	One – 8' x 10' One – 9' x 10'	• 20 & 25 Horse Power Compressors
Power:	480 Volts 1200 Amps III Phase	• One Floor Drain
Sprinkler System:	Wet; .19 Density Rating	• New Sub Panels
Floor Thickness:	6"	Construction Type: Metal Building
Roof:	Metal	Lighting: T-8
Utilities:	City Water & Sewer	Parking Spaces: 50 Spaces
Year Built:	1978; Addition 1988	Zoning: I-2; General Industrial
HVAC Plant:	Fully Air Conditioned	Parcel Number: C05 00412 0004
		Annual Taxes: \$23,890.69

For information, contact:

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