

# FOR SALE OR LEASE

19,800 SF INDUSTRIAL BUILDING

# 3729

BOETTLER OAKS DRIVE

Green, Ohio



## PROPERTY HIGHLIGHTS:

- 19,800 SF industrial building on 2.01 acres
  - +/-16,225 SF warehouse
  - +/-3,575 SF office
  - 19,800 SF total available
- Built in 1996
- Ample parking
- 16'-9" clearance height
- 1 drive-in door/1 dock
- 480 volt/800 amp/3 phase power
- Outside storage available with screening/regulations

**SALE PRICE: \$1,600,000**

**LEASE RATE: \$6.67/SF NNN**



For more information, contact our licensed real estate salespersons:

**TERRY COYNE, SIOR, CCIM**  
VICE CHAIRMAN

**216.453.3001**  
tcoyne@ngkf.com

**KRISTY HULL, SIOR, CCIM**  
MANAGING DIRECTOR

**216.453.3055**  
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 **Newmark  
Knight Frank**

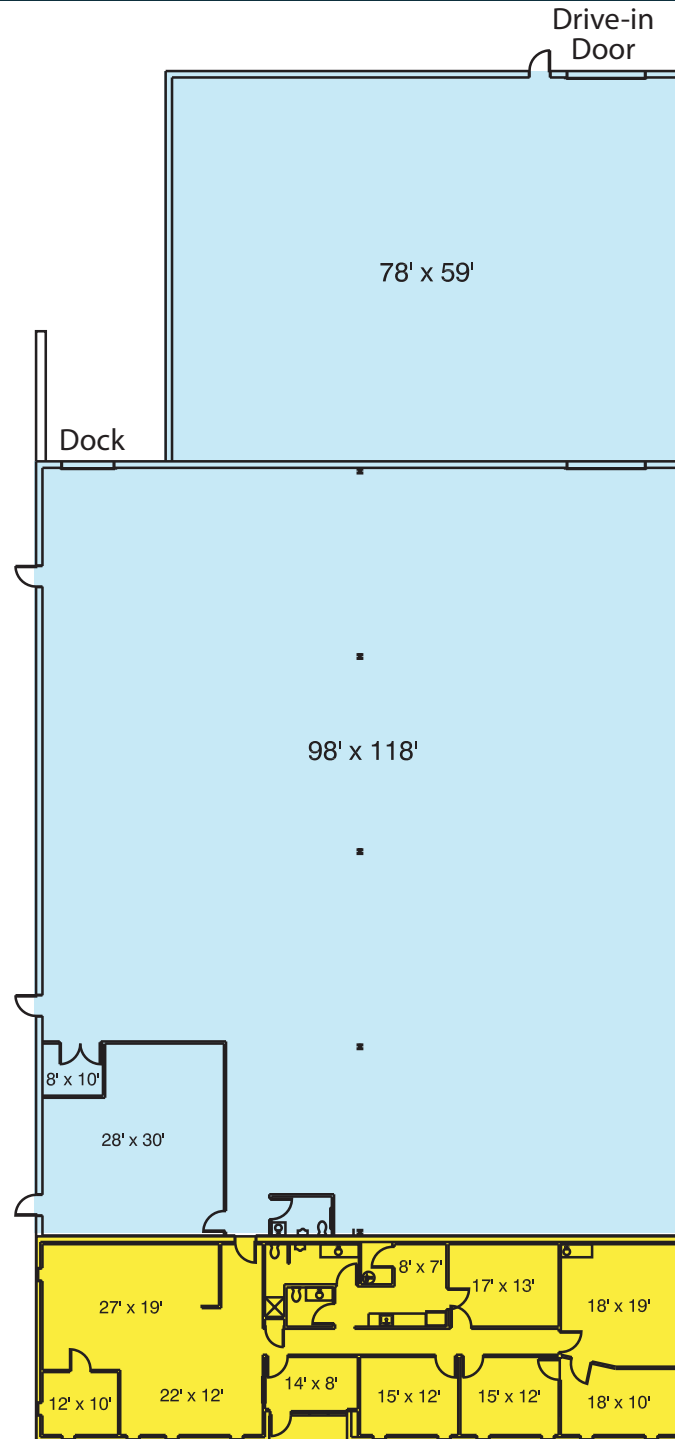
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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

# Floor Plan

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# Site Plan

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 Warehouse  Office

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# Location Map

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