

FOR SALE



7082

Columbia Road

MASON | OHIO, 45039

**LOCATED SOUTH OF KINGS ISLAND
JUST OFF I-71!**



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7082 Columbia Rd

INTERSTATE
71

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71



BUILDING SPECIFICATIONS

Clear Height	17' 2"
Column Spacing	42' x 42'
Power	480/277V, 3-phase, 600 amp
Drive-In Doors	Can be Added
HVAC	Yes, Fully HVAC
Sprinkler System	Wet
Zoning	BUS-PUD
Acreage	2.43 Acres
Building Size	21,600 SF
Mezzanine	(32' x 47') 1,504 SF
Municipality	City of Mason

PROPERTY HIGHLIGHTS

- High profile freestanding building available for sale
- Located just south of Kings Island just off I-71
- Open floor plan that allows flexibility for ultimate end user
- Excellent visibility and frontage on Columbia Road

\$2,100,000
SALE PRICE

DEMOGRAPHICS



Total Population		
(1 mile)	(3 mile)	(5 mile)
6,207	39,003	74,948



Total Households		
(1 mile)	(3 mile)	(5 mile)
2,724	15,658	28,867



Average Household Income		
(1 mile)	(3 mile)	(5 mile)
\$91,543	\$107,122	\$127,780

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