AVAILABLE FOR LEASE Retail space



2651 S. Breiel Blvd, Middletown, Ohio

- Easy Access to I-75 Exits 29 & 32
- Located on Major Thoroughfare
- Very Near AK Steel Entrances
- Former retail space converted to warehouse in 2017



For further information, please contact:

Larry Wood

(513) 762-7622

E-mail: larry.wood@capitalrealestate.org

Information submitted herein has been obtained from reliable sources. We have no reason to doubt its accuracy, but we do not guarantee it.

General Building Specifications

Property ID: Q6542058000035

Land Area: 3.36 acres

Zoning: B - 3 (General Business)

Year Built: 1990 **Building Dimensions:** 185' x 100' **Construction:** Masonry Roof: Built up Ceiling Height: 12' Clear Sprinkler / Type: Yes **Column Spacing:** Varies Warehouse Lighting: LED

Miscellaneous: Security system

Availability Specifications

Total Available:18,500 SFOffice Size:1,000 SFWarehouse Size:17,500 SF

Other / Size: Will divide, min 7,500 SF

Floor Construction: Concrete
Air Conditioning: None

Heat Warehouse: Gas fired suspended unit heaters

Power / Electric: 240 volt, 3-phase

Dock Doors:NoneDrive-in Doors:2-8' x 10'Parking:100 spaces

Rest Rooms:

Modified Gross Lease Rate: \$3.75/sf

Capital Real Estate Partners, LLC



Front of Building view



Rear of Building view

Information submitted herein has been obtained from reliable sources. We have no reason to doubt its accuracy, but we do not guarantee it.