



6747 DRY FORK RD. CLEVES, OH 45002 – HAMILTON COUNTY

AVAILABLE FOR SALE OR LEASE

PROPERTY HIGHLIGHTS

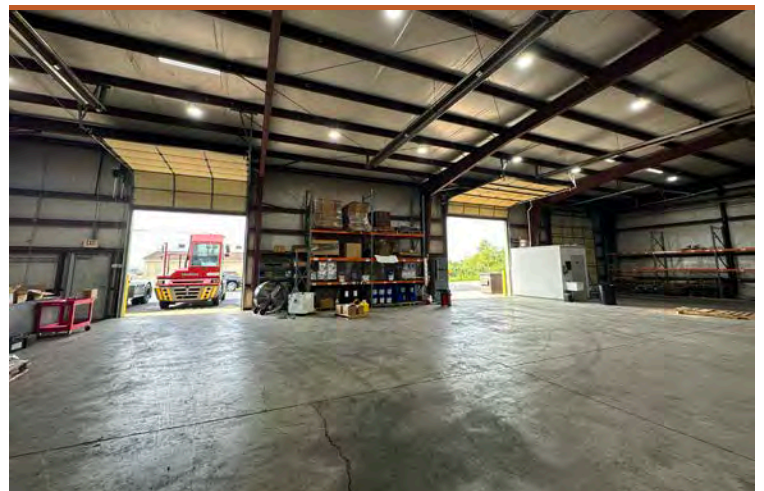


10,080 Total SqFt

- Located in Whitewater Township – Unzoned
- Minutes to I-74 (Dry Fork) and I-275 (Kilby)
- Bridge craned served
- Surplus ground for expansion & outdoor storage
- Clear span building
- Lease rate: \$8.95/SqFt NNN + \$1.50/SqFt property taxes & insurance.
- Sale Price: Negotiable
- Available: 11/1/2024



CLICK HERE FOR AERIAL VIDEO



INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | SQFTCOMMERCIAL.COM

6747 DRY FORK RD

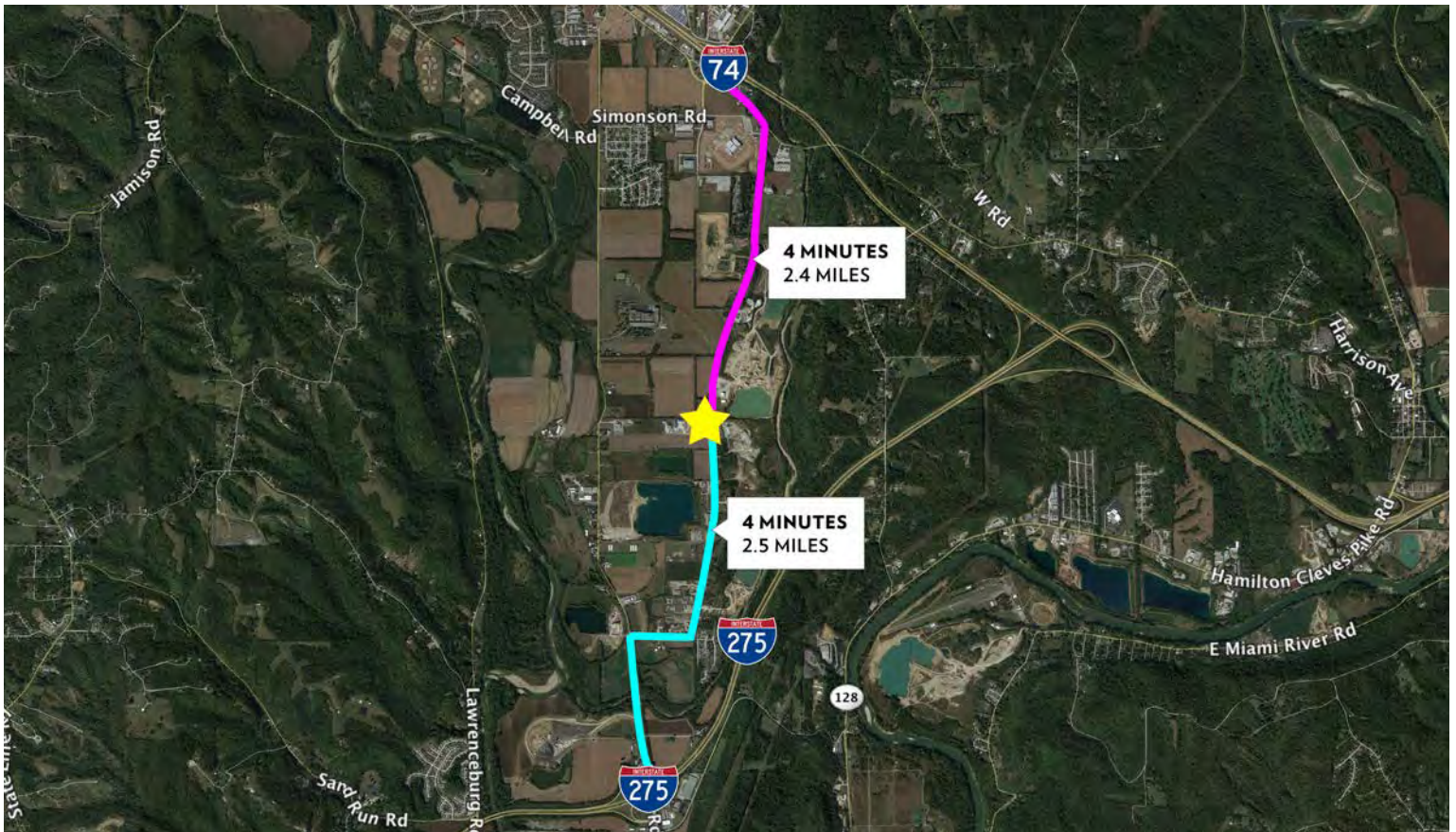
CLEVELAND, OH

PROPERTY DETAILS

Total SqFt:	10,080 (126'x80')
Warehouse SqFt:	9,680
Office SqFt:	400
Acreage:	2.305 acres
Clear Height:	17-20'
Year Built:	2005
Type Construction:	Pre-engineered metal
Lighting:	LED's
Column Spacing:	Clear span
Dock door:	None - To Suit
Drive-in door:	Four (4) - 2 - 14'x14', 1 - 14'x16', 1 - 12'x12'

Sprinkler:	None
Electrical Service:	480V/3-phase/200 amps and 208/120V/3-phase/300 amps
Bridge Cranes:	Three (3) - 2-ton bridge canres with 25' spans, 12' hook height, 90' length, remote controlled
Heat:	Propane; Radiant heaters
Roof:	Metal standing steam
Parking Lot:	10+ space; Expandable
Restrooms:	Two (2) uni-sex; One (1) in office and One (1) warehouse
Annual Property Taxes:	\$12,176 (\$1.21/SqFt)
Hamilton County Parcel ID:	630-0170-0033-00

DISTANCE MAP



INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | SQFTCOMMERCIAL.COM



Rod MacEachen
 (513) 675-5764
Rod@SqFtCommercial.com

Roddy MacEachen
 (513) 739-3985
Roddy@SqFtCommercial.com

Jared Wagoner
 (812) 890-1768
Jared@SqFtCommercial.com

BROCHURE DESIGNED BY NICK TEDESCHI. CONTACT NICK AT HELLO@DESIGNEDBYNICK.COM OR 781-752-9699 TO DISCUSS YOUR MARKETING NEEDS.

6747 DRY FORK RD CLEVES, OH

AERIAL VIEW



PROPERTY PHOTOS



INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | SQFTCOMMERCIAL.COM



Rod MacEachen
(513) 675-5764
Rod@SqFtCommercial.com

Roddy MacEachen
(513) 739-3985
Roddy@SqFtCommercial.com

Jared Wagoner
(812) 890-1768
Jared@SqFtCommercial.com

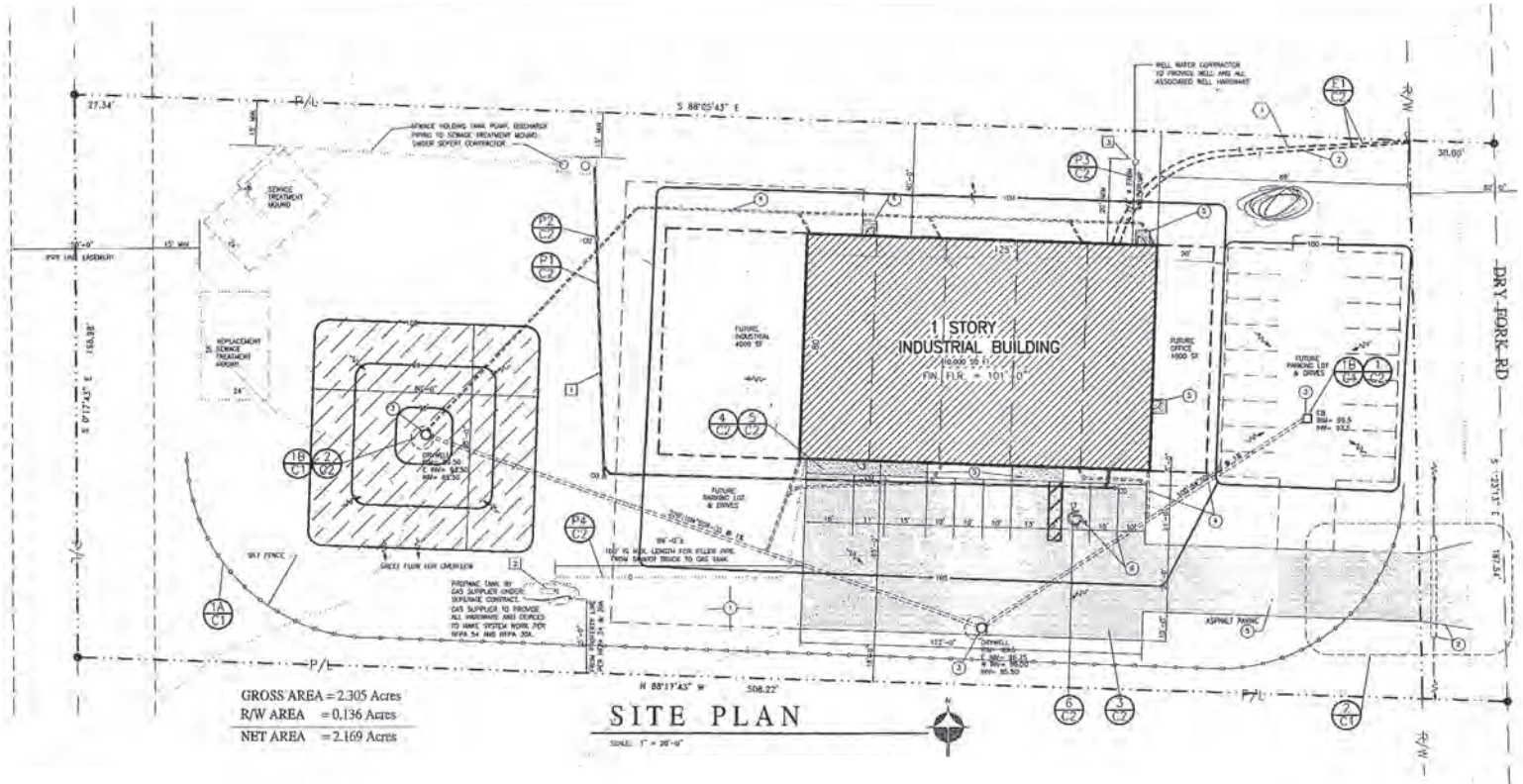
BROCHURE DESIGNED BY NICK TEDESCHI. CONTACT NICK AT HELLO@DESIGNEDBYNICK.COM OR 781-752-9699 TO DISCUSS YOUR MARKETING NEEDS.

6747 DRY FORK RD CLEVES, OH

PROPERTY PHOTOS



SITE PLAN



INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | SQFTCOMMERCIAL.COM



Rod MacEachen
(513) 675-5764
Rod@SqFtCommercial.com

Roddy MacEachen
(513) 739-3985
Roddy@SqFtCommercial.com

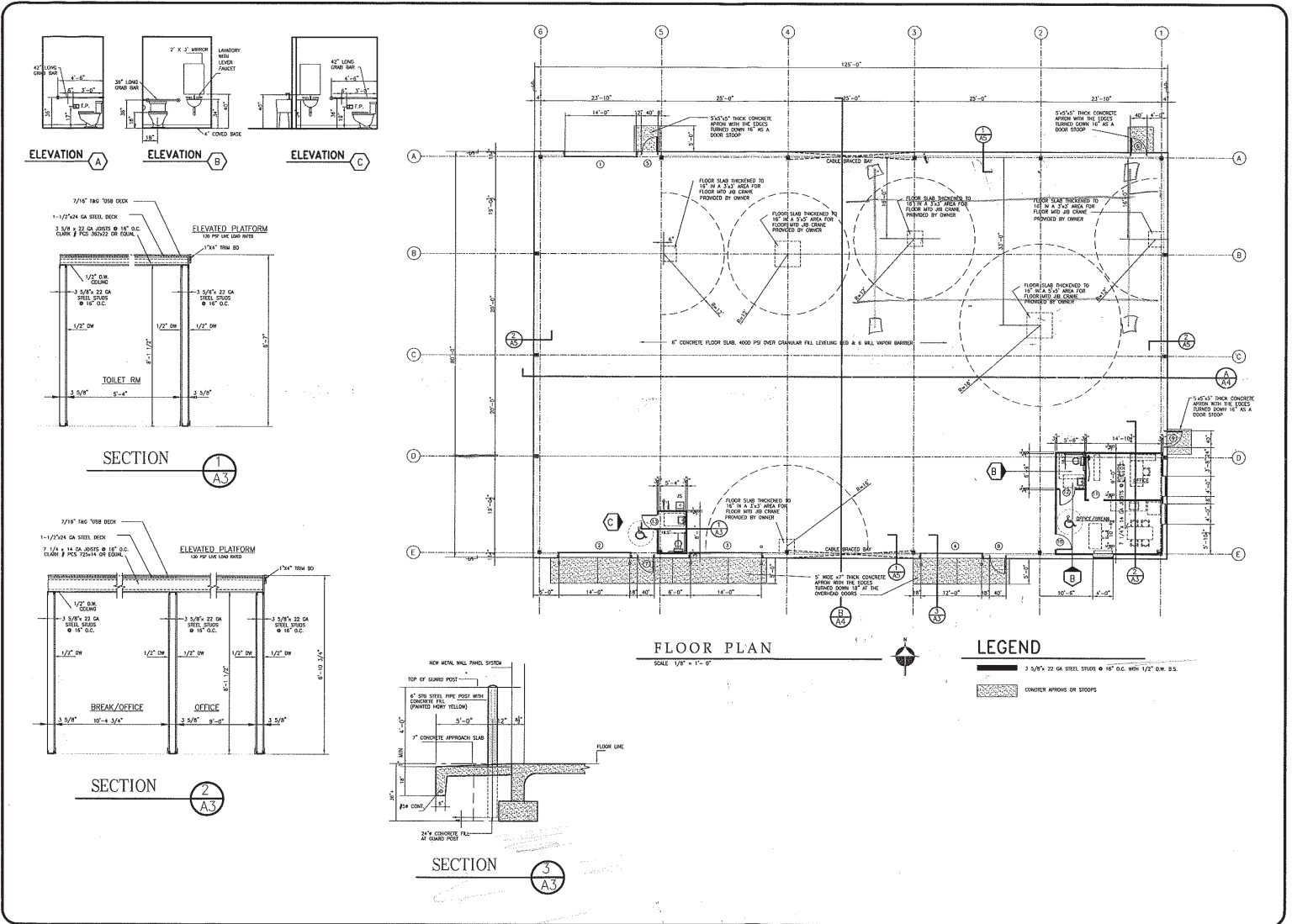
Jared Wagoner
(812) 890-1768
Jared@SqFtCommercial.com

BROCHURE DESIGNED BY NICK TEDESCHI. CONTACT NICK AT HELLO@DESIGNEDBYNICK.COM OR 781-752-9699 TO DISCUSS YOUR MARKETING NEEDS.

6747 DRY FORK RD

CLEVELS, OH

FLOOR PLAN



INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | SQFTCOMMERCIAL.COM



Rod MacEachen
 (513) 675-5764
 Rod@SqFtCommercial.com

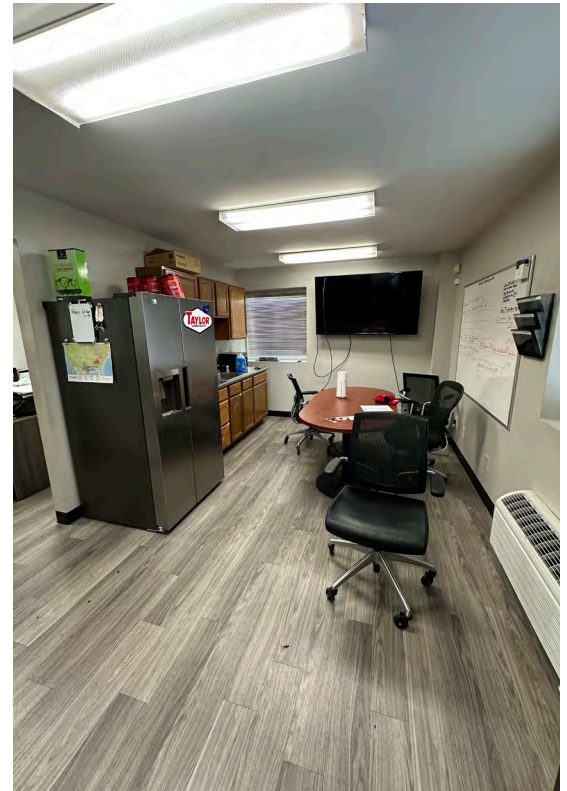
Roddy MacEachen
 (513) 739-3985
 Roddy@SqFtCommercial.com

Jared Wagoner
 (812) 890-1768
 Jared@SqFtCommercial.com

BROCHURE DESIGNED BY NICK TEDESCHI. CONTACT NICK AT HELLO@DESIGNEDBYNICK.COM OR 781-752-9699 TO DISCUSS YOUR MARKETING NEEDS.

6747 DRY FORK RD CLEVES, OH

PROPERTY PHOTOS



INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | SQFTCOMMERCIAL.COM



Rod MacEachen
(513) 675-5764
Rod@SqFtCommercial.com

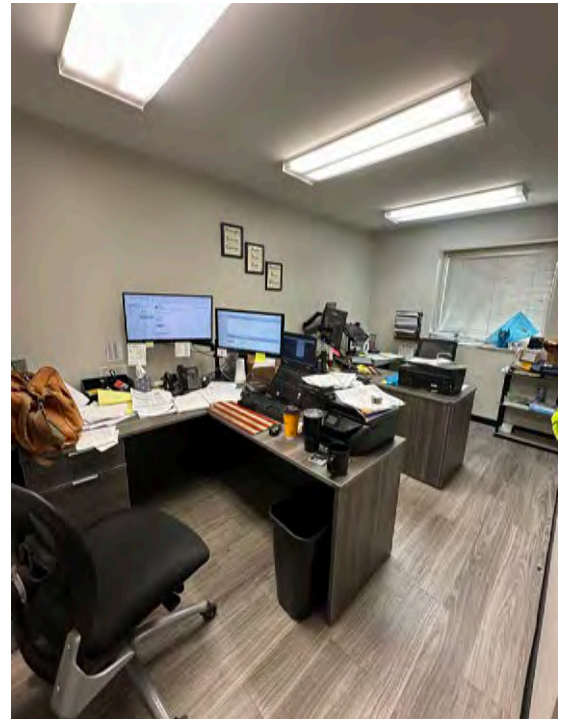
Roddy MacEachen
(513) 739-3985
Roddy@SqFtCommercial.com

Jared Wagoner
(812) 890-1768
Jared@SqFtCommercial.com

BROCHURE DESIGNED BY NICK TEDESCHI. CONTACT NICK AT HELLO@DESIGNEDBYNICK.COM OR 781-752-9699 TO DISCUSS YOUR MARKETING NEEDS.

6747 DRY FORK RD
CLEVES, OH

PROPERTY PHOTOS



INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | SQFTCOMMERCIAL.COM



Rod MacEachen
(513) 675-5764
Rod@SqFtCommercial.com

Roddy MacEachen
(513) 739-3985
Roddy@SqFtCommercial.com

Jared Wagoner
(812) 890-1768
Jared@SqFtCommercial.com

BROCHURE DESIGNED BY NICK TEDESCHI. CONTACT NICK AT HELLO@DESIGNEDBYNICK.COM OR 781-752-9699 TO DISCUSS YOUR MARKETING NEEDS.