

4111 Founders Blvd

Batavia, OH 45103

For Sale

100% Air Conditioned



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PROPERTY OVERVIEW

Total SF	42,801 SF
Office	8,393 SF
Acreage	7.646 Acres
Docks	3 docks
Drive-ins	2 (12' x 14') & (10' x 10')
Clear Height	20'
Floor Thickness	6" Estimated
Power	208/120 volt 3-phase 400amp +
Lighting	LED
Sprinkler	Wet
Construction Material	Tilt-up Concrete - Fully Insulated
HVAC	100% Air conditioned
Roof	Replaced in 2021 -TPO
Year Built	1998
Zoning	Union Township - M-1 (Industrial) & Batavia Township - I (Industrial)
Notes	Compressed Air

LOCATION DETAILS

- Parcel ID - 413112E226 & 032023B069
- Municipality - Union Township & Batavia Township
- Located in Clermont County
- Minutes to I-275 via Ohio Pike
- Minutes to OH-32 via Bach Buxton Rd
- Many nearby amenities



Sale Price: \$3,950,000 or \$92/SF +/-

EXTERIOR PHOTOS



OFFICE PHOTOS



WAREHOUSE PHOTOS



PROPERTY SURVEY

TL 20-30

Parcel No. 32-12E-11 Union Twp.
Parcel No. 20-23B-1 Batavia Twp.

RECORD of SURVEY CS Crable Inc. 85.804 Acre Property

EDWARD STEPHEN'S MILITARY SURVEY No. 1761, 1762, 1763

UNION AND BATAVIA TOWNSHIPS
CLERMONT COUNTY, OHIO

SCALE 1"=200' October 11, 1993

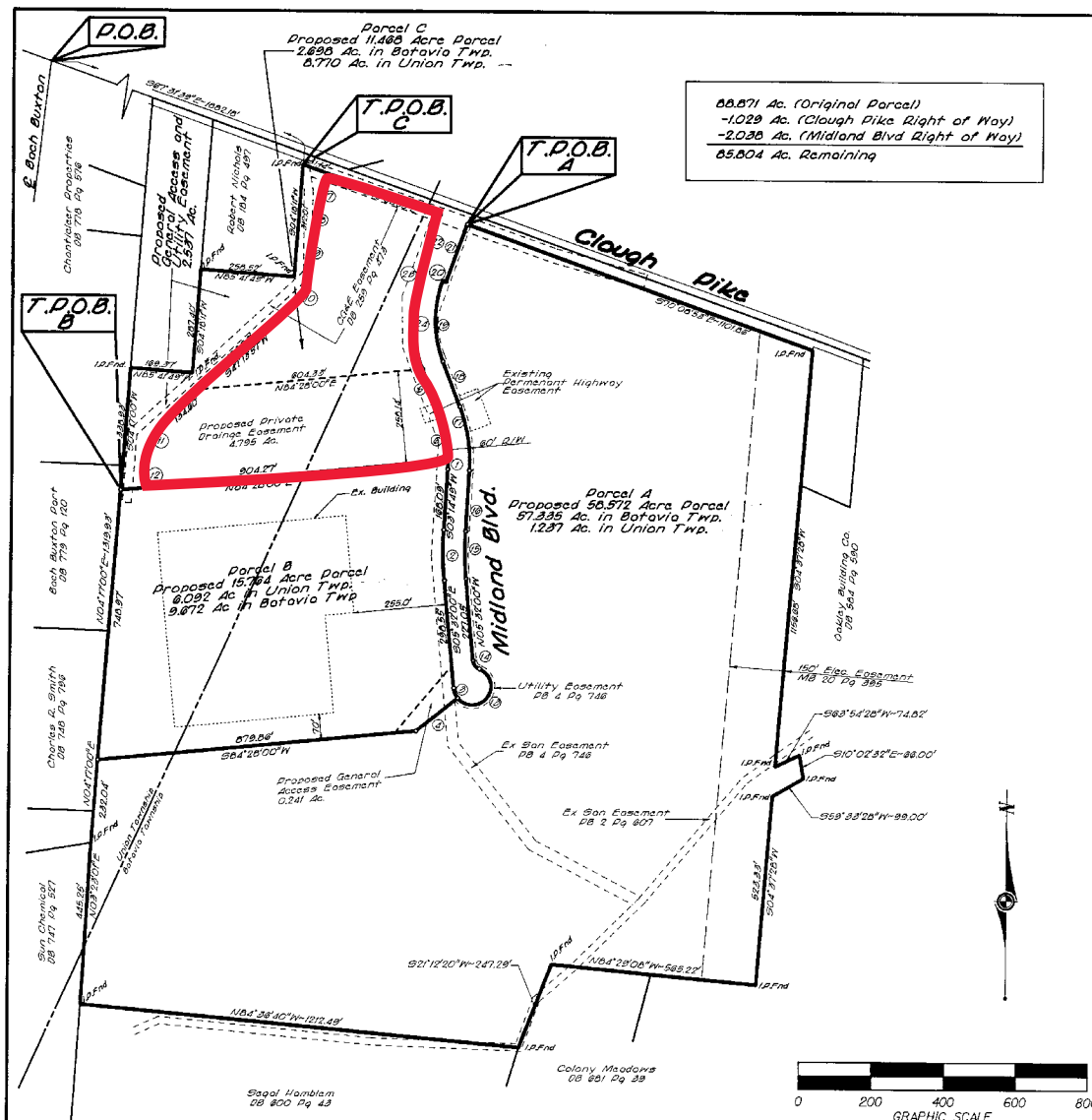
Line No.	Bearing	Distance	Radius	I	Arc
1	S01°18'27"W	28.05'	870.00'	9°52'37"	25.04'
2	S01°08'45"E	140.08'	915.00'	8°34'48"	140.02'
3	S22°17'32"E	29.00'	52.00'	88°13'36"	30.31'
4	S81°00'38"W	145.48'			
5	S20°47'34"E	133.55'			
6	S10°41'44"E	128.54'	870.00'	20°08'48"	130.21'
7	S19°51'07"W	100.08'			
8	S18°04'39"W	45.46'	175.00'	15°32'58"	45.31'
9	S04°10'11"W	136.42'			
10	S25°46'04"W	29.28'	122.00'	42°55'48"	31.41'
11	S25°30'59"W	130.23'	175.00'	42°58'57"	133.43'
12	S04°17'00"W	86.25'			
13	N04°06'38"E	100.50'	52.00'	20°34'02"	190.41'
14	N07°09'42"W	29.87'	25.00'	88°12'21"	30.81'
15	N01°05'38"W	130.80'	555.00'	06°48'48"	131.02'
16	N03°14'48"E	180.09'			
17	N06°48'22"W	179.10'	430.00'	24°02'28"	180.42'
18	N20°47'34"W	133.55'			
19	N00°18'19"W	222.27'			
20	S70°05'53"E	10.00'	830.00'	40°38'44"	227.00'
21	N18°51'07"E	170.35'			
22	S18°51'07"W	170.35'			
23	S70°05'53"E	10.00'			
24	S00°22'14"E	283.95'	360.00'	40°38'44"	269.57'

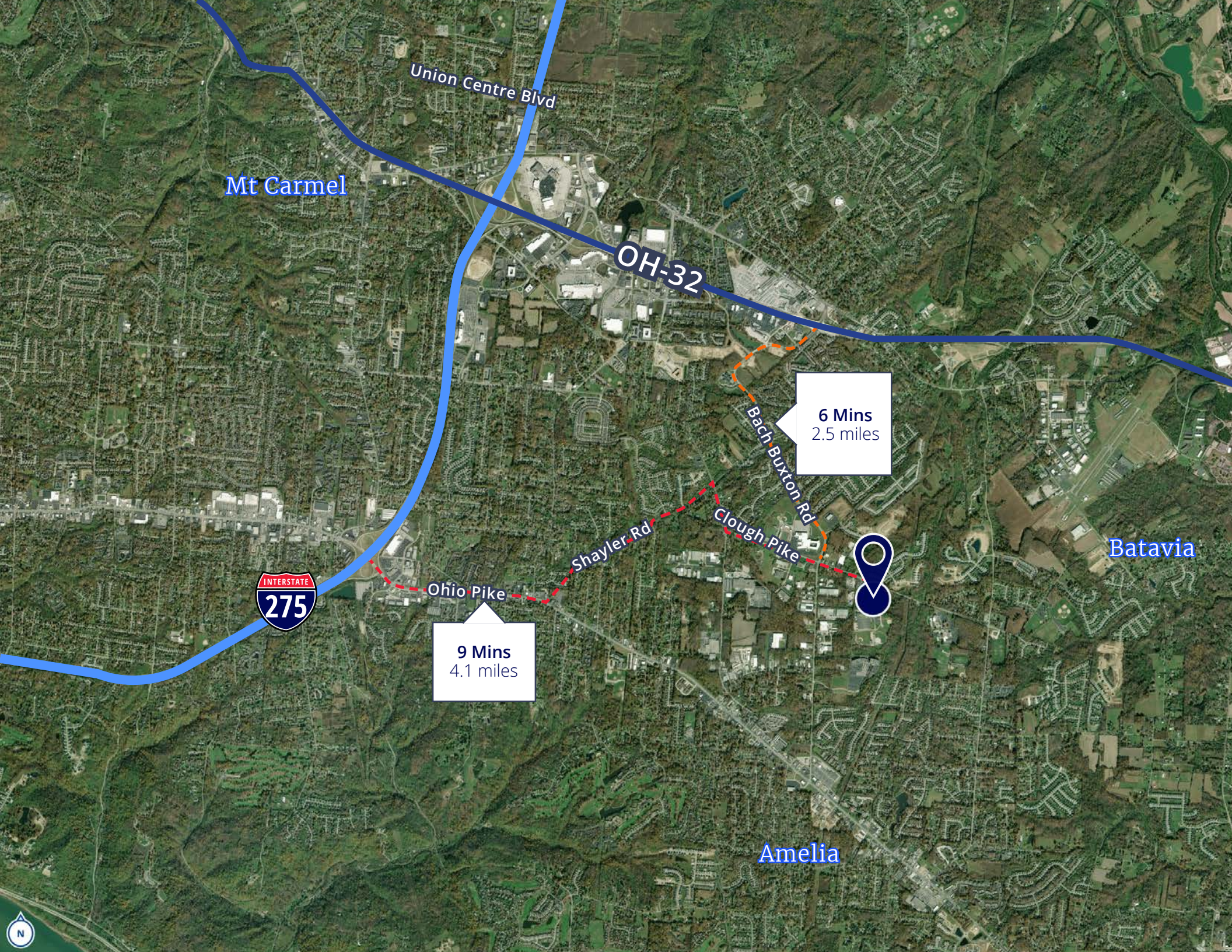
I hereby certify that this plot is a true and complete survey made under my direct supervision.

John D. Haley, P.S. 6269

LJB LOCKWOOD, JONES AND BEALS INC.
1 CRENE PLANT COURT SUITE 200
SHARONVILLE, OHIO 44120 TEL: 513-772-7758 FAX: 513-772-7741

Job No.
949440
Sheet No.
1 of 1





Mt Carmel

Union Centre Blvd

OH-32

INTERSTATE
275

Ohio Pike

9 Mins
4.1 miles

Shayler Rd

Clough Pike

Bach Buxton Rd

6 Mins
2.5 miles



Batavia

Amelia





At Colliers, we are **enterprising.**

We maximize the potential of property to accelerate
the success of our clients and our people.

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