



Colliers

For Sale or Lease

806-856 Cherry St
Blanchester, OH 45107

Sale Price: \$2,275,000
Lease Rate: \$2.50 / SF NNN
Owner Financing Options Available

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PROPERTY OVERVIEW

Property Characteristics

Total SF 115,057 (Does not include Building 2)

Heat Gas

Zoning I-1

Acres 28.010

Building 1

Total SF 98,620 SF

Year Built 1979/1984

Floor Thickness 8" Concrete floor

Clear Height 30'

Note Ovens are being removed from building

Building 2 - Seller can Demo

Total SF 29,268 SF

Year Built 1968

Building 3

Total SF 16,437 SF

Year Built 1976

Building 4 - Office House

Total SF 1,500 SF

Address	Parcel	Acreage	Building SF
806 Cherry Street	220081008000000	8.0500	-
816 Cherry Street	220081010000000	1.0400	-
836 Cherry Street	220081011000000	4.9600	98,620 (Building 1)
838 Cherry Street	220081007000000	7.1400	29,268 SF (Building 2) & 16,437 (Building 3) 1,500 SF (Building 4 - Office House)
Cherry Street	220081006000000	5.6700	-
846 Cherry Street	220081001000000	0.2100	-
856 Cherry Street	220081003000000	0.5300	-
850 Cherry Street	220081002000000	0.4100	-
TOTAL		28.010	115,057

BUILDING 1



BUILDING 2



BUILDING 3



BUILDING 4





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