

# 1780 CARILLON BLVD

OFFICE-SERVICE BUILDING FOR SALE

CINCINNATI, OH 45240

**SALE PRICE: \$1,200,000**



# PROPERTY HIGHLIGHTS



13,200  
SF TOTAL

8,695  
SF OFFICE

3.00  
ACRES

50  
PARKING SPACES

1  
DRIVE-IN

2008  
YEAR BUILT

100%  
HVAC

12'  
CLEAR HEIGHT

LEASED  
12/31/2031

ROOF  
ORIGINAL



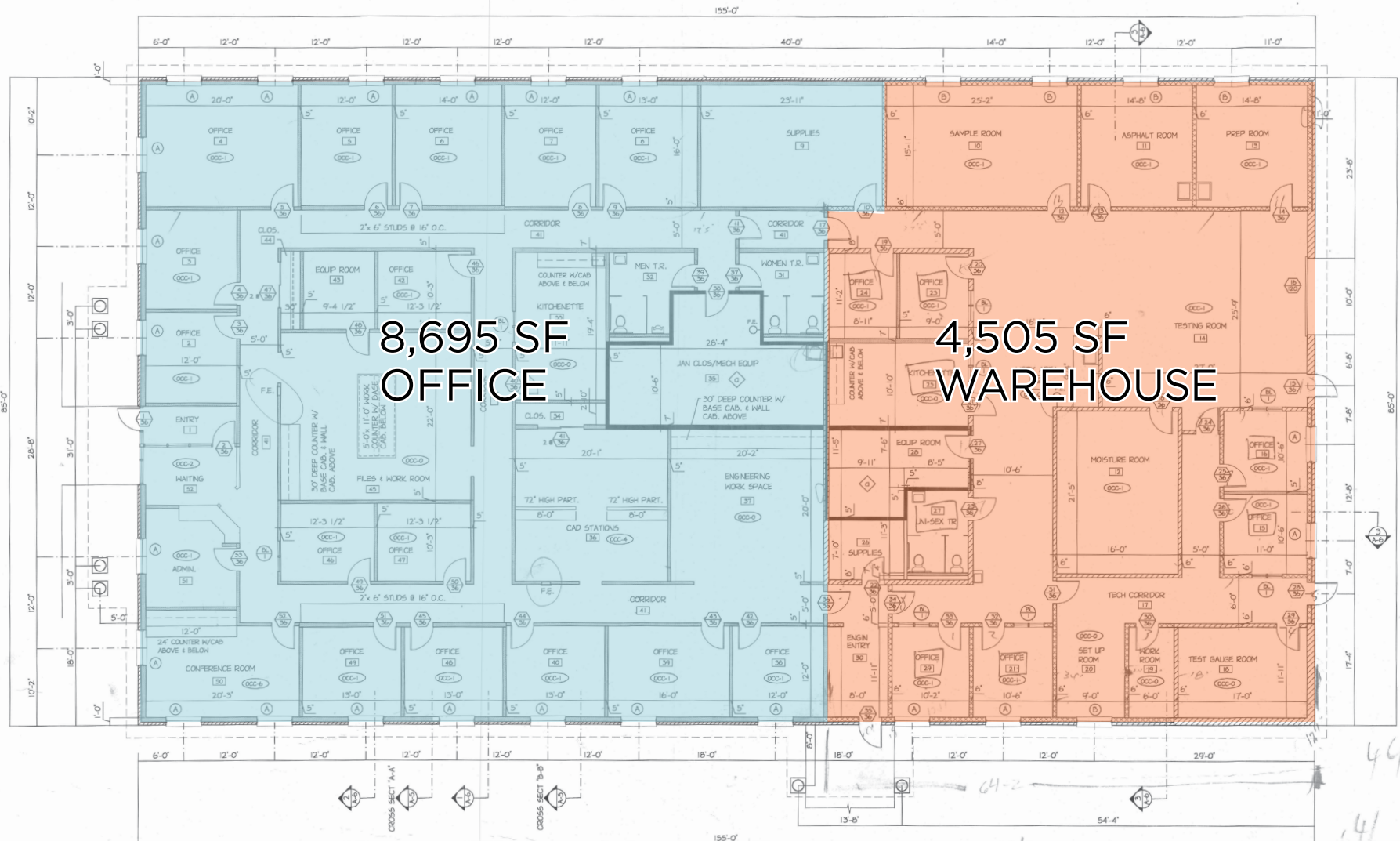


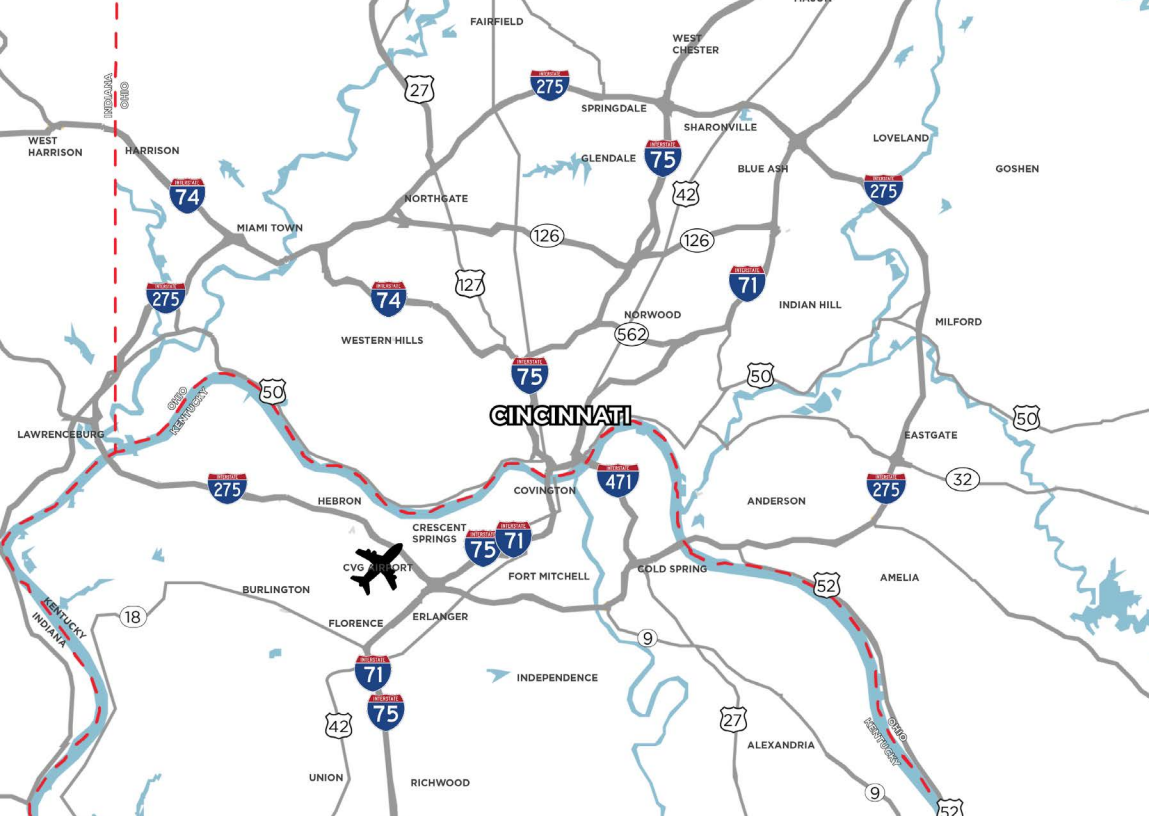
# SITE PLAN





# FLOOR PLAN





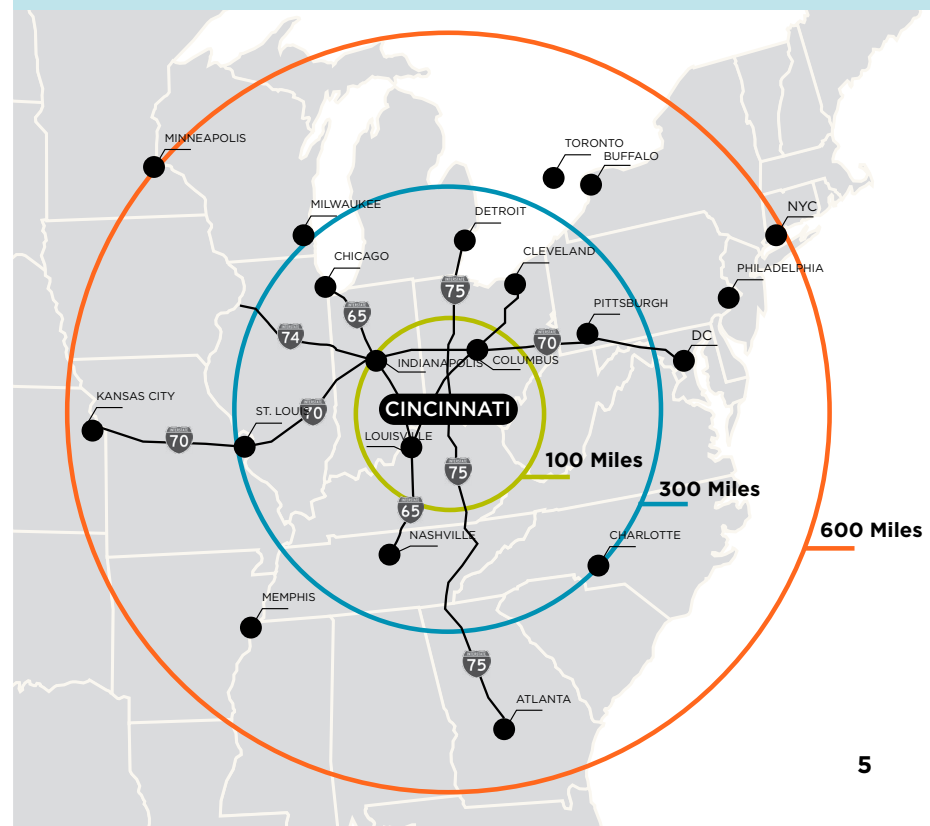
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## LOCATION HIGHLIGHTS

With 3 major highways, multiple railroads, and nationally recognized colleges and universities, Hamilton County boasts many conveniences to local businesses in addition to the many services and resources provided. Aside from a large metropolis in Cincinnati, the county contains many revitalized suburbs and other residential communities.

The city of Forest Park is a leader in the field for economic development and is made up of over 600 successful companies.

Forest Park is a one-day drive from 60% of the U.S. population, the nexus where three interstate highways meet, including I-75 linking Michigan to Florida. We're home to the Cincinnati/Northern Kentucky International Airport (CVG), which offers 165 peak-day flights, is home to DHL's North America super-hub and is the home of the Amazon Air cargo hub.





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