



Dearborn County
ECONOMIC DEVELOPMENT
I N D I A N A



See page 3 for larger photo

Bellaire Professional Building **3,200 Sq. Ft. Lawrenceburg, IN**

General Information

Type Construction: Brick

Number of Floors: Two – walk-out to separate parking

Total SF: 6,400

Available SF: 3,200 (lower level)

Minimum SF Available: 3,200

Rental Rate (\$/SF): \$1.00

Year Built: 2002

Zoning: Professional Office

Address: 465-B Bellaire Drive

Building Details

Ceiling Height: 8'

Column Spacing:

Floor Thickness:

Total Parking: 20 lower level; 12 upper level

Sprinkler System: No

HVAC: Gas heat

Elevator: None

Amenities / Description:

Located on new Highway 48 (Bielby Road) at Bellaire Road, 1/2 mile from Dearborn County Hospital. Built-out as doctors' offices (2 offices, 6 exam rooms, 4 bathrooms, lab, work / file area, break area, reception / waiting). Interior stairway connects the two floors with separate entrances and parking lots. Separate utilities for each floor.

Building is priced to sale at \$819,000.

Dearborn County Economic Development Initiative
320 Walnut Street | Lawrenceburg, IN 47025 | Phone 800-322-8198 (Toll Free)



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Utilities

Water Supplier:	Lawrenceburg Utilities
	Location:
	Main Size:
Sewer Supplier:	Lawrenceburg Utilities
	Location:
	Main Size:
Electric Supplier:	Lawrenceburg Utilities
	Location:
	Primary Voltage:
Gas Supplier:	Lawrenceburg Gas
	Location:
	Main Size:
Telecom Suppliers:	Sprint; Comcast

Transportation

Highway:	U.S. 50
	Distance: 3 Miles
Interstate:	I-275
	Distance: 8 miles
Airport:	Cincinnati / NK International
	Distance: 20 miles

Broker / Contact Information:

Owners: Mike Noel (513-265-8460) and Jerry Rollins (513-582-7595). Three year lease includes taxes, insurance, etc. Sale possible for whole building.

Realtor: John Miller, Fehrman Realty, 800-698-5451, 812-221-0182, jrmiller@seidata.com.



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