

# WAREHOUSE OFFICE FLEX SPACE FOR SALE

## CROSSROADS COMMERCIAL CONDOMINIUMS

8070 Reading Road, Units 4, 5, & 6, Reading, OH 45237



**AVAILABLE:** 3,000 SF

**PRICE:** Subject to offer

Year Built: 2000

Office: 880 SF – includes RR, break area

Warehouse: 2,120 SF (include garage) + 640 SF loft

Ceiling Height: 15'6"

Restroom: 5' x 5'6"

Lighting: T-8 Fluorescent

HVAC: 3 PTAC units serve office.  
Gas warehouse heater in garage Bay 1

### PROPERTY INFORMATION:

Central/Midtown Cincinnati submarket near Reading & Galbraith Rds. Excellent regional highway access in all directions via SR 126 Ronald Reagan Hwy, I-75, I-71, SR 129 Norwood Lateral.

- *Ideal for contractors, distributors, service providers*
- Rare 3,000 Office/Flex Space
- Signalized entrance/exit.
- Building Sign, optional Pylon sign at street (for lease)
- 3 Drive-in doors
- Loft storage 640 sf over office (16'd x40'w x 6'2"h)
- Quality construction, many high-quality features

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COMMERCIAL REAL ESTATE SERVICES

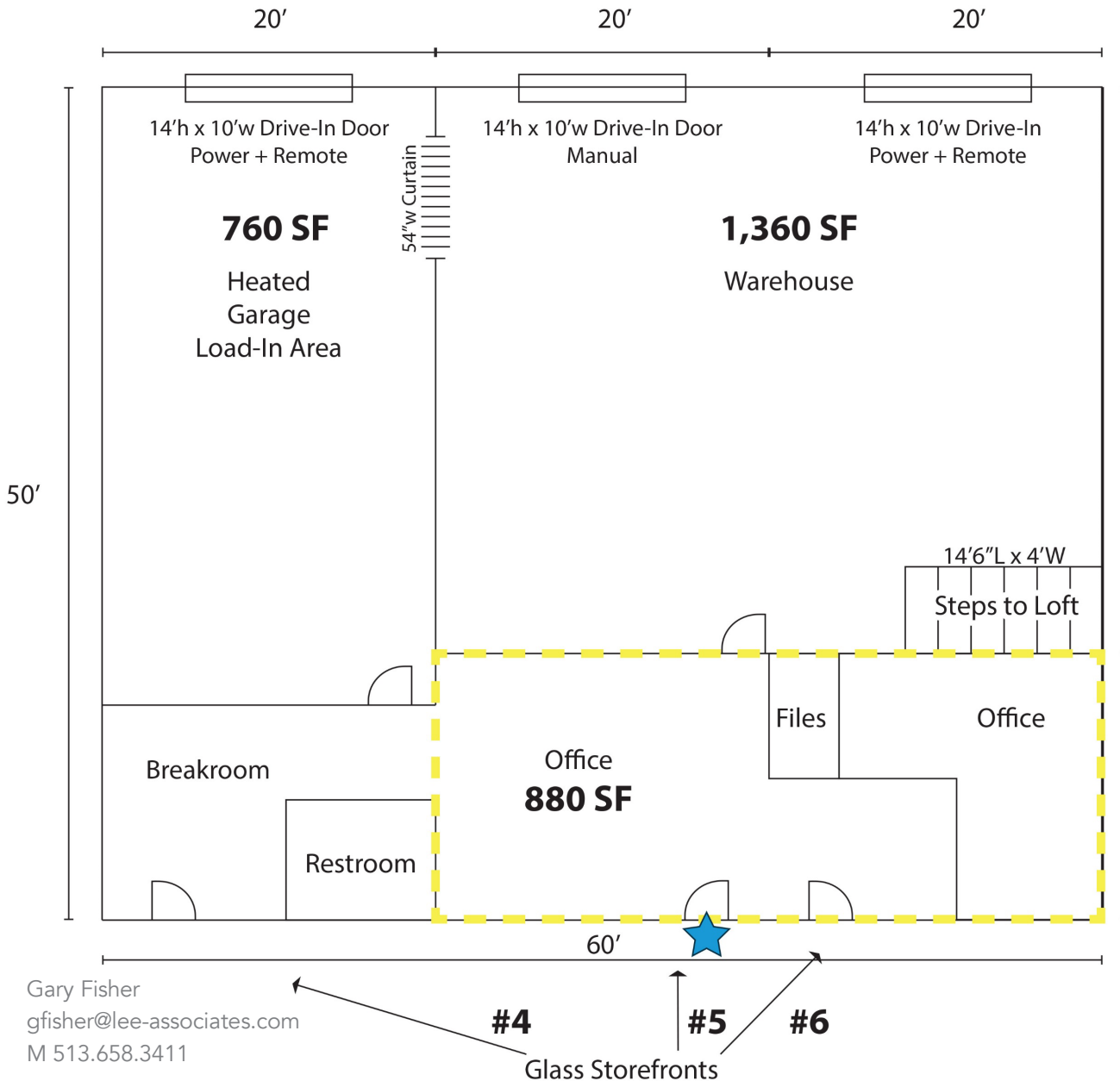
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34'

## 8070 READING ROAD UNITS 4, 5, & 6

Dimensions and layout are estimated

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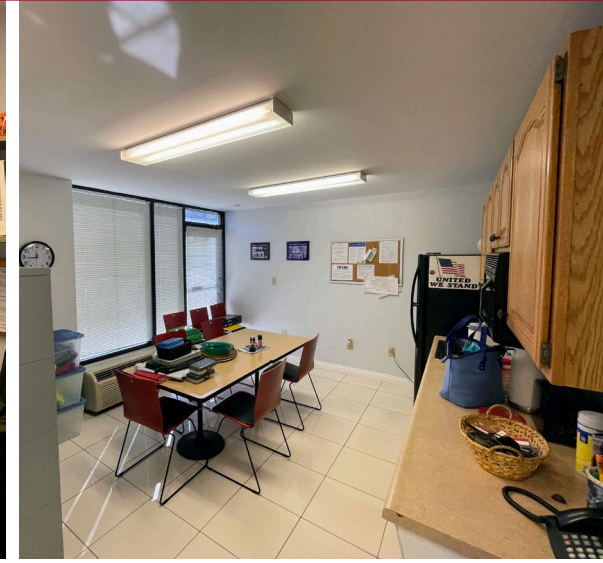
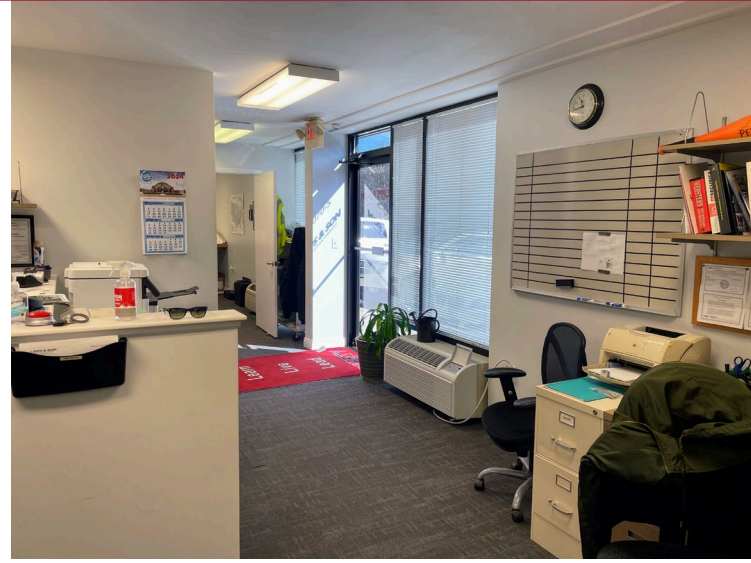
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Port of Greater Cincinnati Development Authority Future Industrial Site



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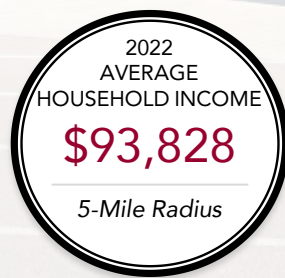
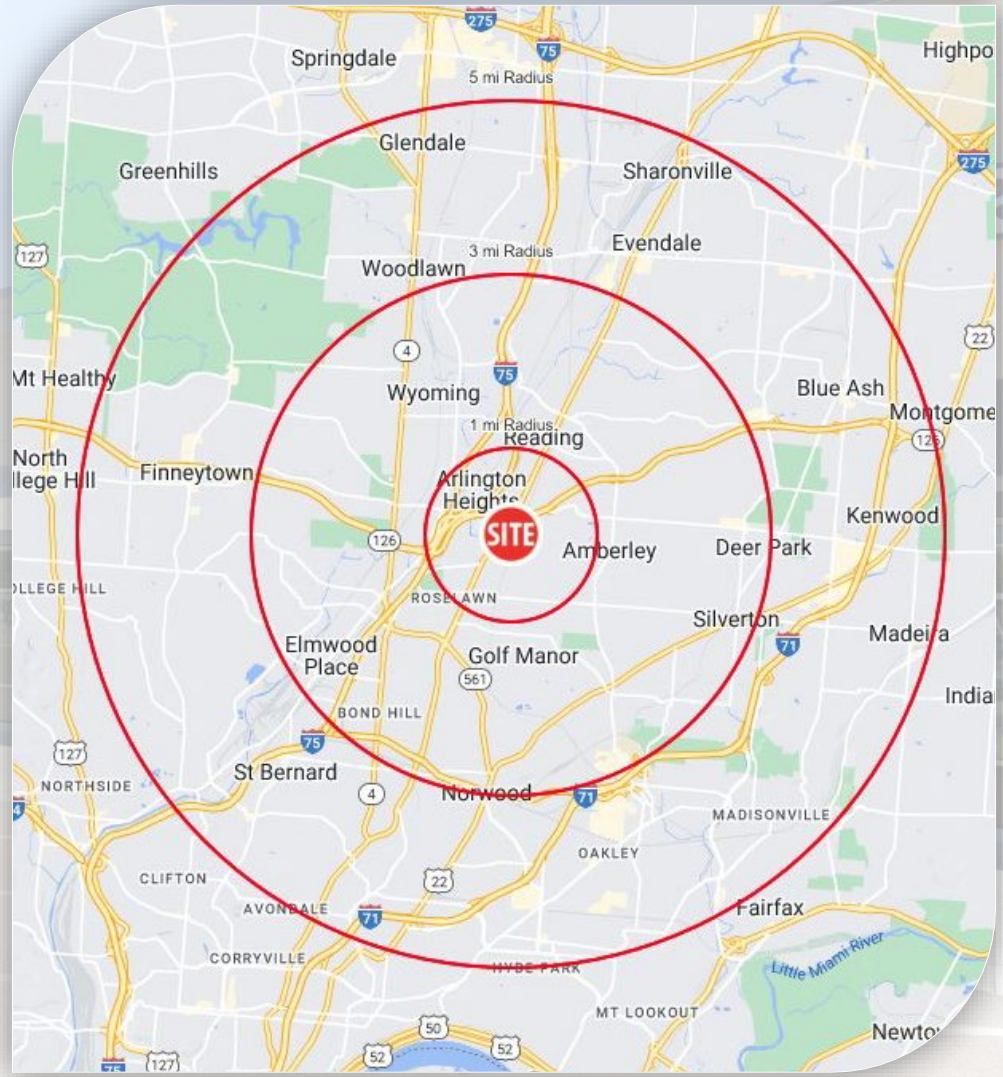
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## CROSSROADS COMMERCIAL CONDOMINIUMS

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**1 mi radius 3 mi radius 5 mi radius**

Population	1 mi radius	3 mi radius	5 mi radius
2022 Estimated Population	9,160	93,547	239,388
2027 Projected Population	9,222	94,238	241,391
2020 Census Population	9,293	94,220	240,360
2010 Census Population	8,893	92,324	231,090
Projected Annual Growth 2022 to 2027	0.1%	0.1%	0.2%
Historical Annual Growth 2010 to 2022	0.3%	0.1%	0.3%
Households	1 mi radius	3 mi radius	5 mi radius
2022 Estimated Households	4,049	41,679	105,477
2027 Projected Households	4,034	41,440	105,047
2020 Census Households	4,094	41,826	105,471
2010 Census Households	3,921	40,720	101,250
2022 Est. Average Household Income	\$62,403	\$78,274	\$93,828
2022 Est. Median Household Income	\$45,080	\$61,133	\$68,259
2022 Est. Per Capita Income	\$27,668	\$35,032	\$41,535
Daytime Demographics	1 mi radius	3 mi radius	5 mi radius
2022 Est. Total Businesses	478	3,110	10,541
2022 Est. Total Employees	5,698	50,453	165,086



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