



For Lease

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2467-2479 Crowne Point Dr Cincinnati, Ohio 45241

Property Highlights

- Zoned: Office/warehouse
- Ample surface parking
- 16' - 18' clear height
- Easy access to I-75, I-275 and I-71
- 1/8 mile to I-75 interchange
- 20 minutes to Downtown Cincinnati
- Wet fire suppression system

Suite 2467

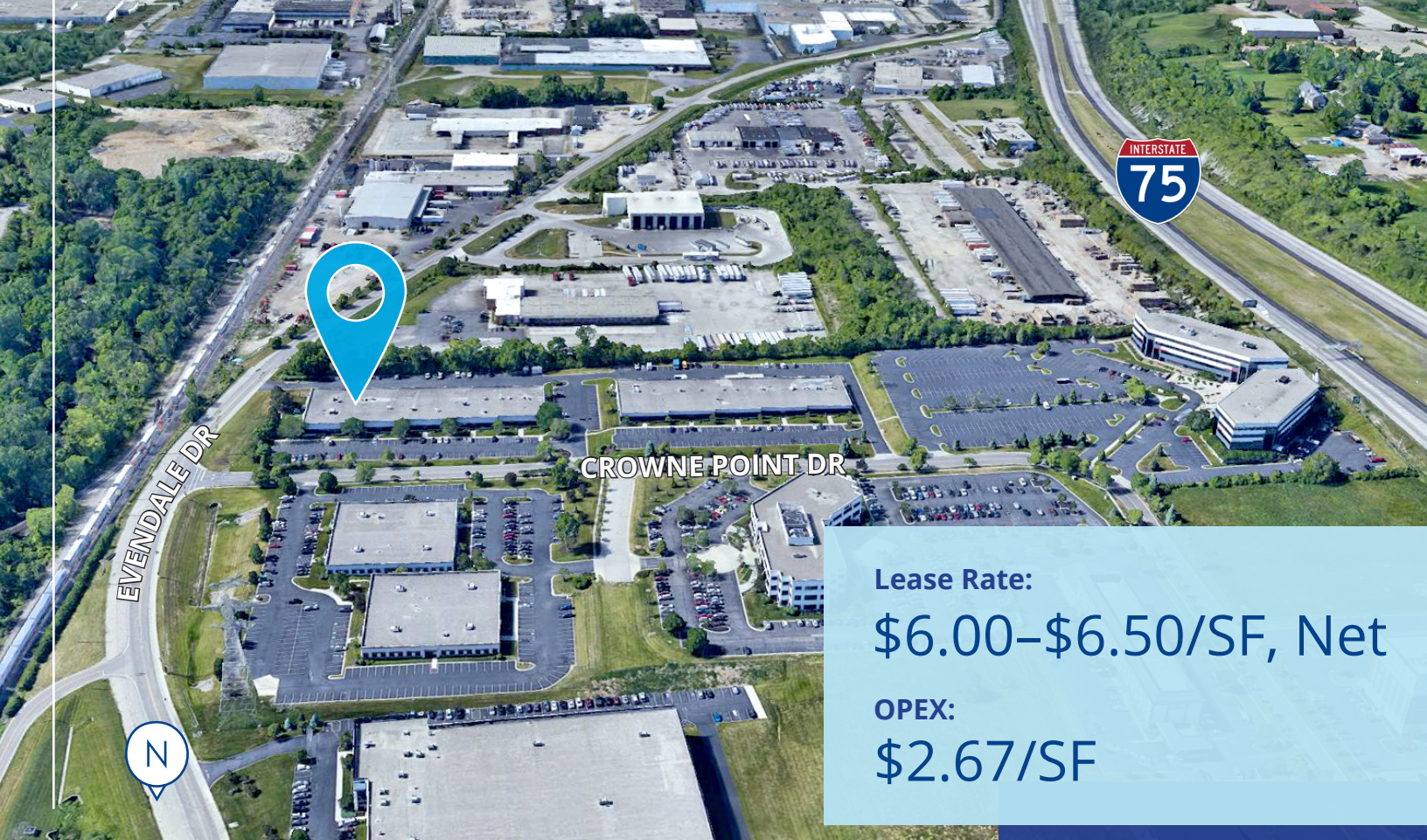
- 4,176 Total SF
- 2,822 SF office
- One drive-in

Suite 2479

- 12,554 Total SF
- Office build-to-suit
- One dock; ability to add two more

Suites 2467-2479

- 16,730 Total SF
- 2,822 SF Office
- 1 drive-in/1 dock
- Potential outdoor storage



Lease Rate:
\$6.00–\$6.50/SF, Net

OPEX:
\$2.67/SF

Estimated Demographics



154,087
Population



154,268
Population
Projection



\$92,691
Household
Income



3.8%
Unemployment
Rate



5.1%
Income
Projection



5.7%
Vacancy
Rate

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