



For Lease

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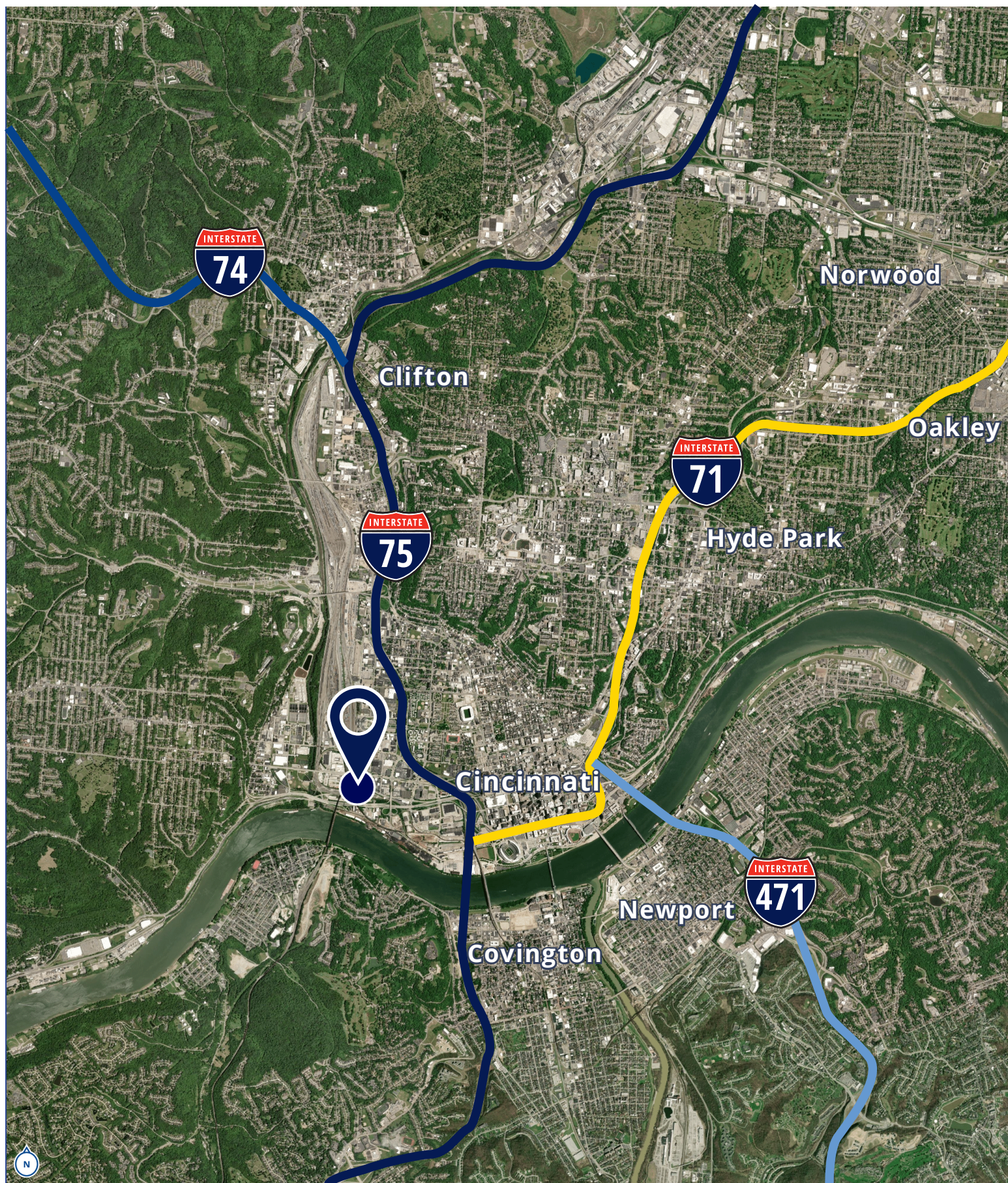
1229 Budd Street Cincinnati, OH 45203

- **Total SF** – 4,800 SF (Per Hamilton County Auditor)
- **Office SF** – 2,000 SF +/-
- **Warehouse SF** – 4,000 SF +/-
- **Loading** – 2 docks (8'x8')
- **Clear Height** - 12'6"
- **Lighting** – LED & skylights
- **Acreage** – .778 Acres
- **Fenced outdoor storage yard** - .637 Acres
- **Year Built** – 1969
- **Heat** – Gas forced air
- **Zoning** – MG - Manufacturing General
- **Larger Outside Lot** – Ideal for truck fleets or extra parking
- **Availability** - Immediate
- **FEMA Flood Hazard Layer** – Zone X – Areas with reduced flood risk due to Levee
- **Recent renovations** include newer offices, sealed parking lot (2023), roof (2020), LED lighting and more!
- **Power Service** – 240V/3-Phase/100 Amps
- **Note**- Additional 4855 SF Adjacent space available 2/1/2026 – With separate lot (not shown in aerial)

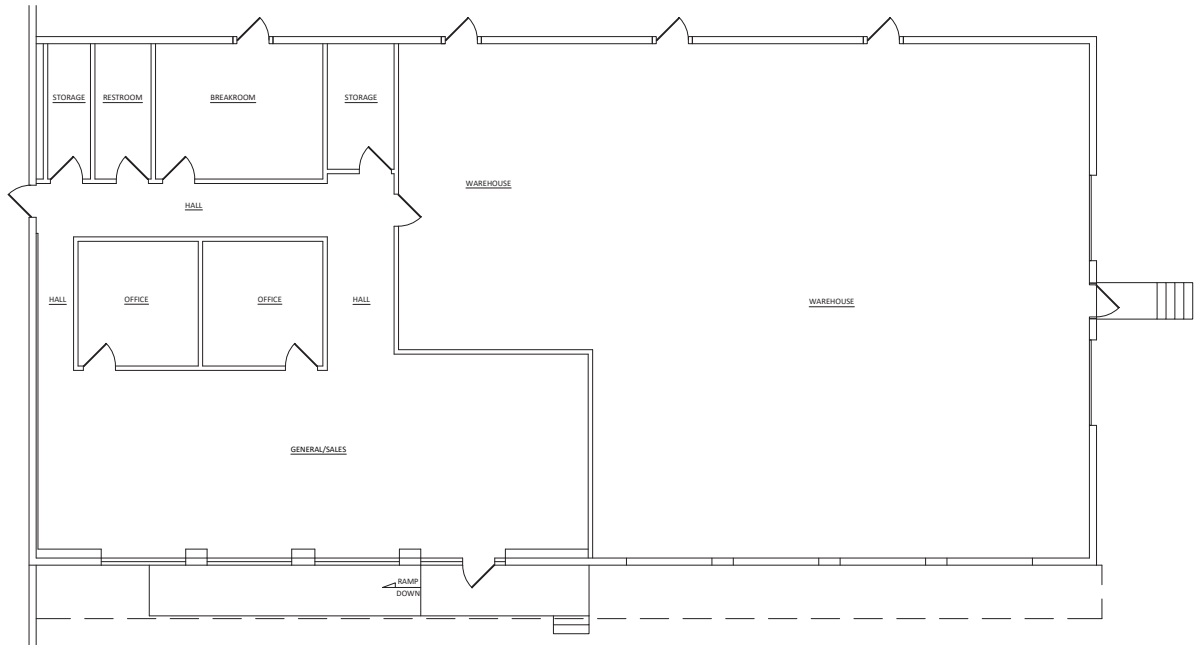
Lease Rate: \$10.95/SF NNN

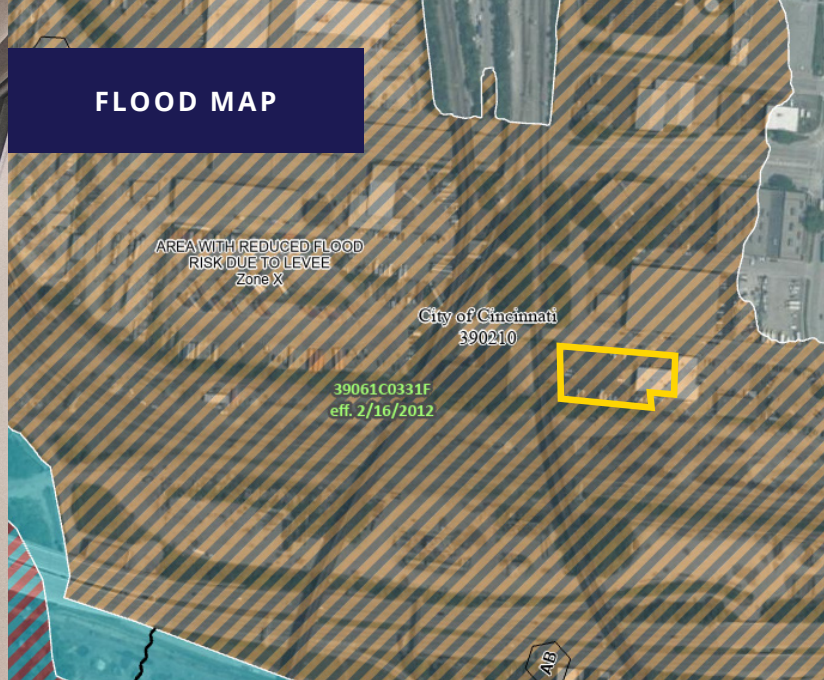
(NNN - Property Tax - \$5,600/MO plus property taxes (\$5,381.44/year), property insurance (\$1,661/year), landscaping/snow and utilities)

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FLOOR PLAN & MAP





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