

**AVAILABLE
1st Qtr. 2018**

Findlay Street

Western Avenue

Dalton Avenue

INDUSTRIAL SPACE AVAILABLE FOR SALE OR LEASE

Key Features/Highlights

- > 37,706 SF total
- > 30,706 SF warehouse
- > 7,000 SF office
- > 100% air-conditioned
- > Built in 1977/Remodeled in 2000 and 2010

1130 Findlay Street | Cincinnati, OH 45202



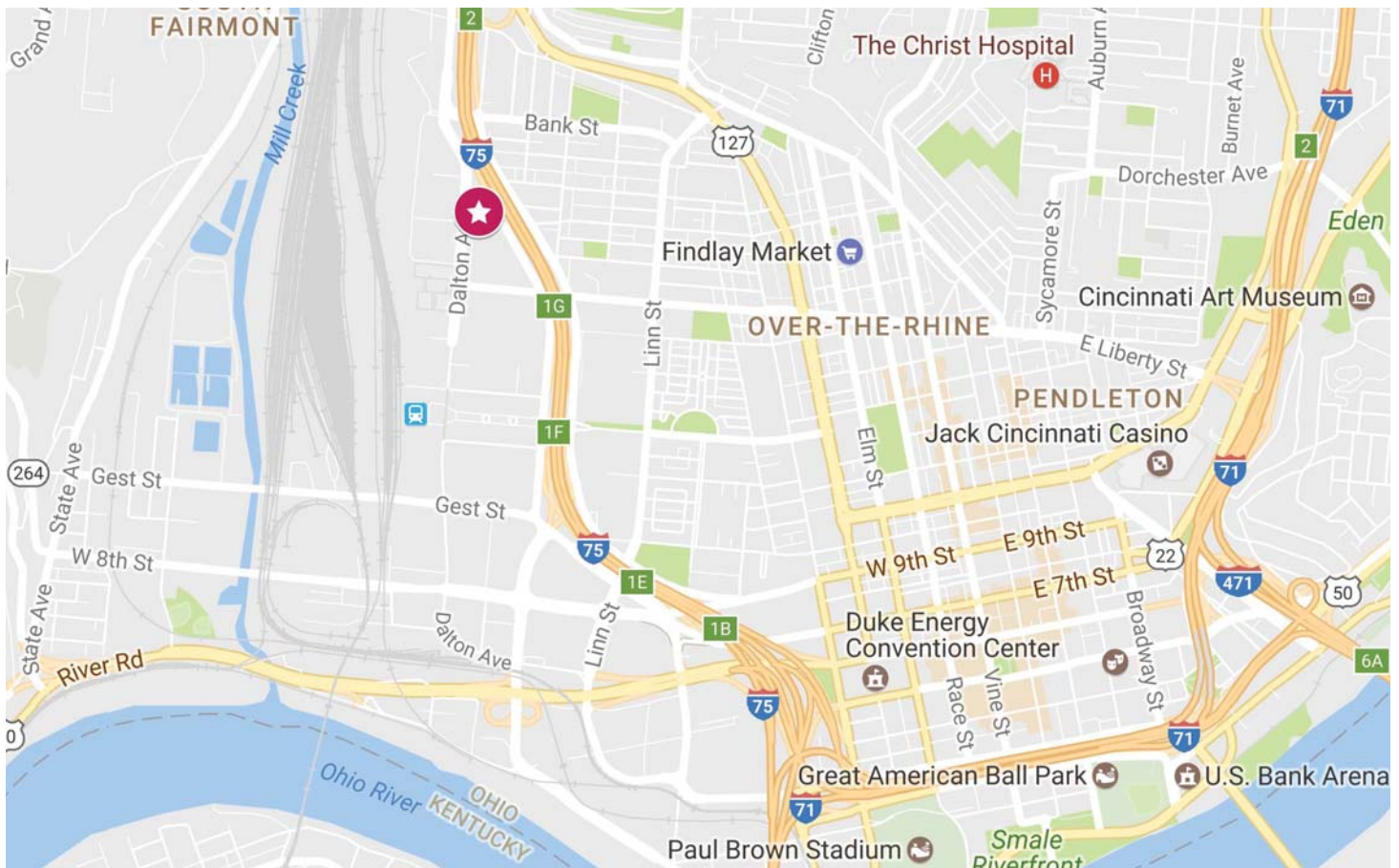


LOBBY



OFFICE





PROPERTY DETAILS

Total SF Available:	37,706 SF
Warehouse SF:	30,706 SF
Office SF:	7,000 SF
Air Condition:	100%
Ceiling Heights:	13' - 24'
Parking:	52+ car parking
Docks:	4 truck docks with levelers
Drive-Ins:	4 grade level drive-in doors
Acres:	1.7 acres
Roof:	New
Sprinkler System:	Wet

Upgrades:	T-8 lighting, some lab space/ clean room, fireproof room with fire doors, training center and 2 conference rooms, heavy electric capacity
Location:	Superb location! Just off I-75; minutes to I-71; minutes to CBD and Kentucky
Incentives:	Available for City, County and State
Sale Price:	\$1,850,000
Lease Rate:	\$4.95/SF NNN



Contact Us

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