



**4040 REV DR. CINCINNATI, OH 45232**  
AVAILABLE FOR LEASE



**PROPERTY HIGHLIGHTS**

 **7,175 Total SqFt**

- Located in City of Cincinnati with direct access to I-75 Mitchell Ave. Interchange
- I-75 frontage and signage available
- Infill location 10 minutes from Cincinnati CBD
- Available for immediate occupancy
- Surplus office can be converted to warehouse
- One (1) dock door with mechanical pit leveler, additional can be added
- Lease rate: \$8.95/SqFt gross + utilities

 **CLICK HERE FOR AERIAL VIDEO**

 **CLICK HERE FOR THE 360° TOUR**

[INFO@SQFTCOMMERCIAL.COM](mailto:INFO@SQFTCOMMERCIAL.COM) | (513) 843-1600 | [SQFTCOMMERCIAL.COM](http://SQFTCOMMERCIAL.COM)

# 4040 REV DR

CINCINNATI, OH

## PROPERTY DETAILS

Total SqFt:	7,175
Warehouse SqFt:	3,950
Office SqFt:	3,225
Acreage:	1.412 acres
Clear Height:	18'
Year Built:	1973
Type Construction:	Concrete block and steel
Lighting:	T-5's and fluorescent
Column Spacing:	25'x50'

Dock door:	One (1) - 8'x8' with mechanical pit leveler
Drive-in door:	None - To Suit
Sprinkler:	None
Electrical Service:	120/208, 3-phase, 200 amps
Heat:	Natural gas infrared heaters
Roof:	Rubber
Truck court:	75'
Parking Lot:	10 spaces
Restrooms:	One (1) single uni-sex

## AERIAL VIEW



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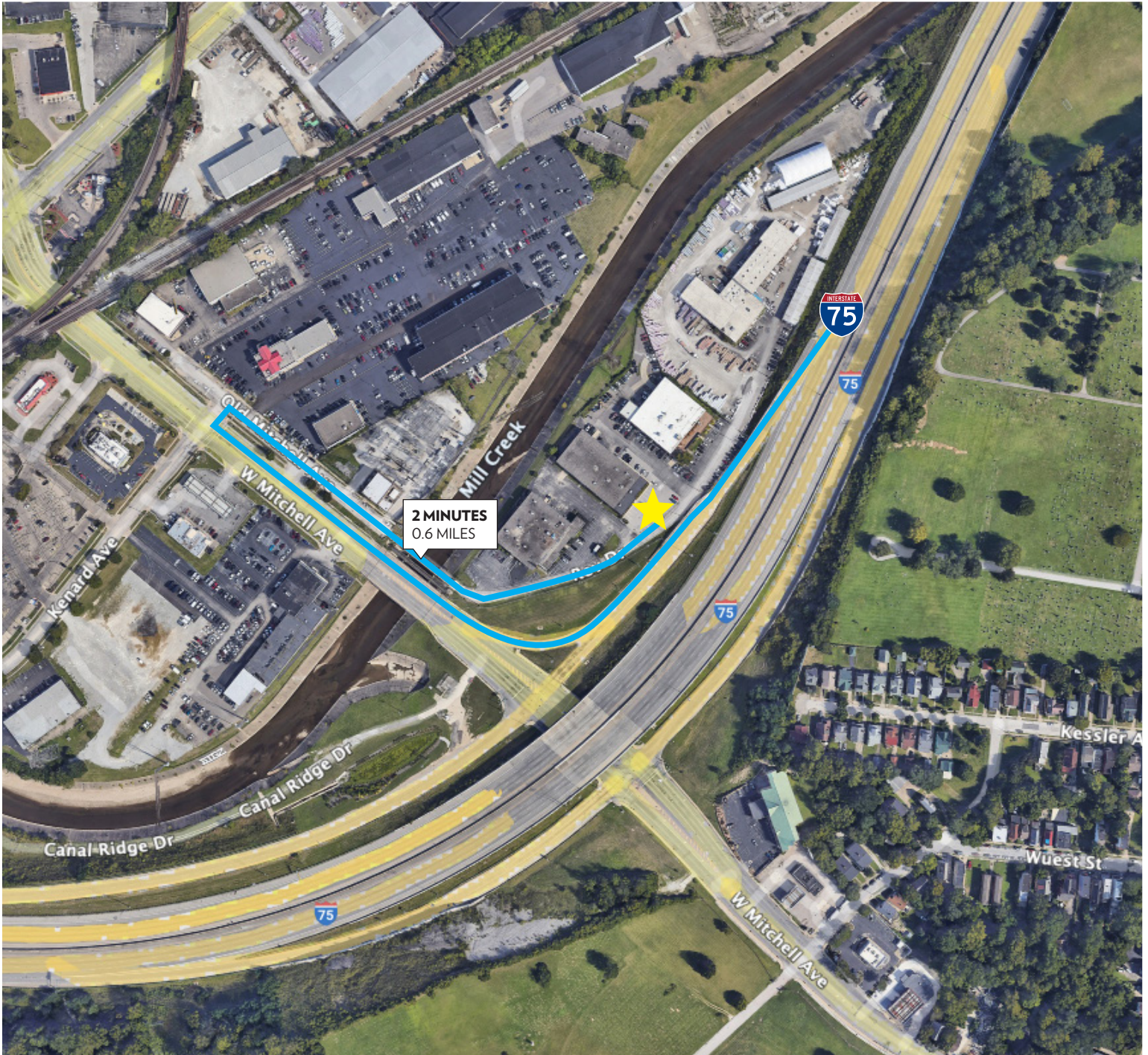
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BROCHURE DESIGNED BY NICK TEDESCHI. CONTACT NICK AT [HELLO@DESIGNEDBYNICK.COM](mailto:HELLO@DESIGNEDBYNICK.COM) OR 781-752-9699 TO DISCUSS YOUR MARKETING NEEDS.

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**DISTANCE MAP**



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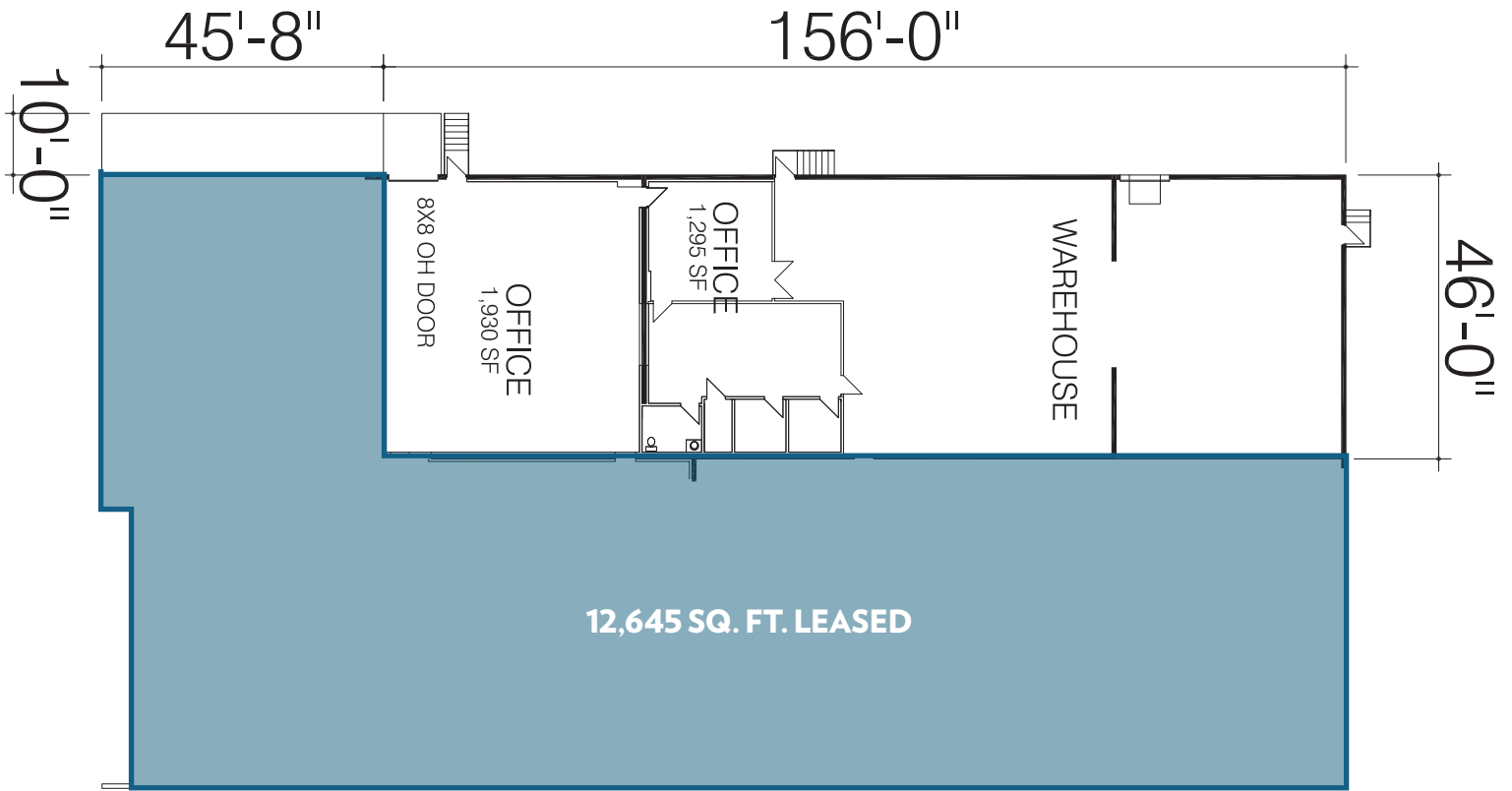
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**FLOOR PLAN**



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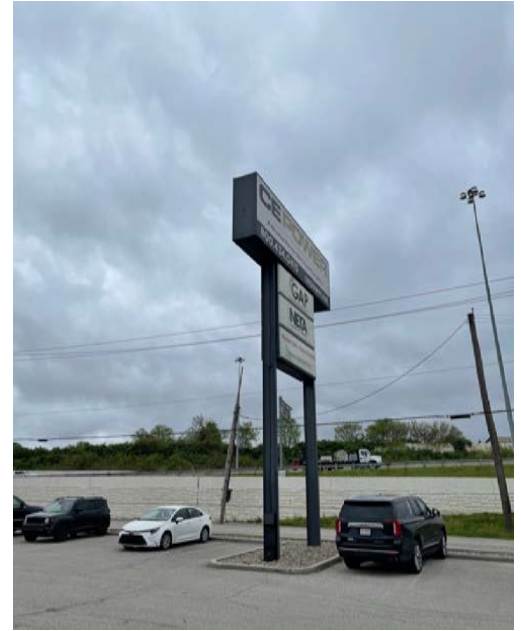
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**ADDITIONAL PHOTOS**



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