



For Lease For Sale

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Accelerating success.

9978 Springfield Pike Cincinnati, Ohio 45215

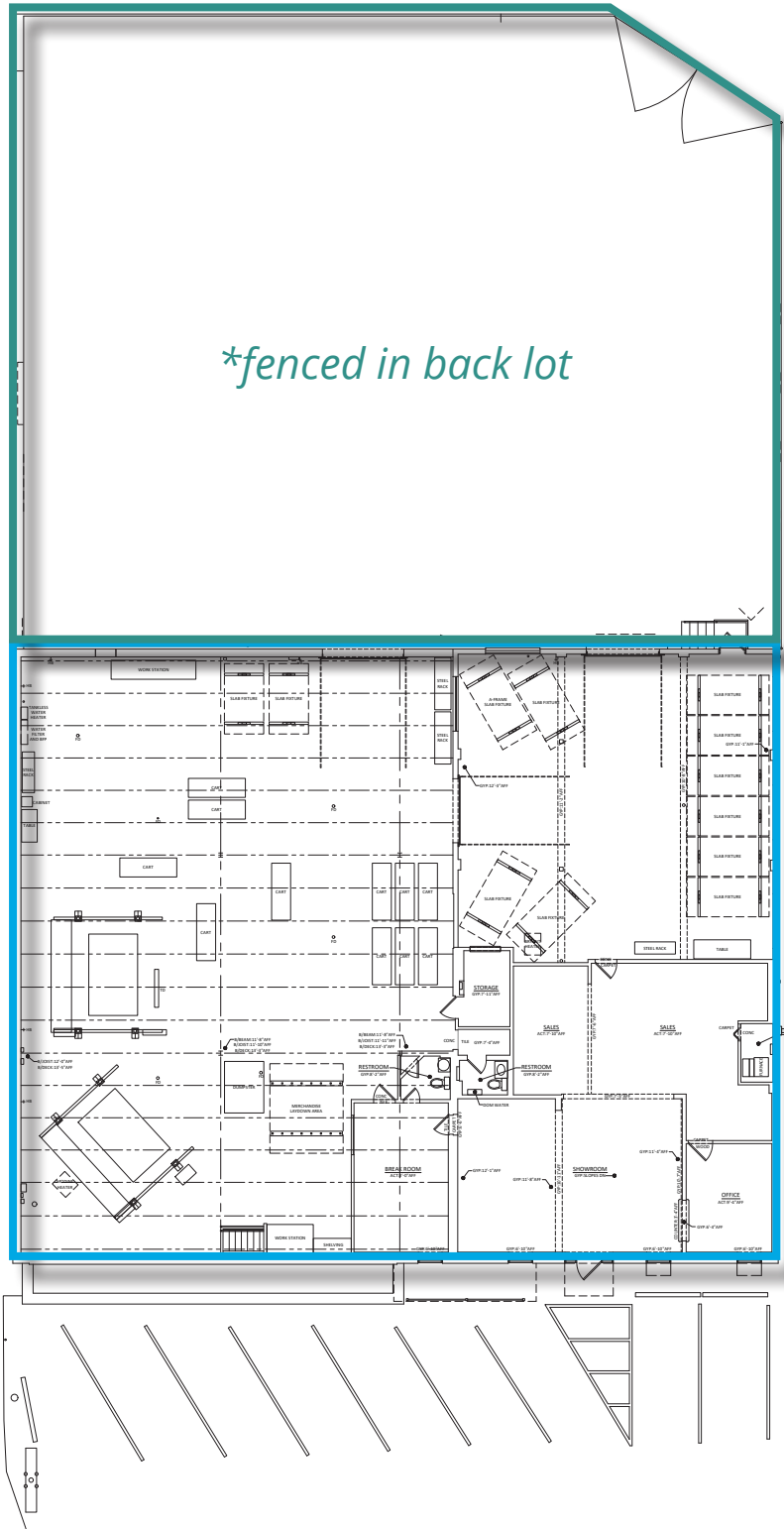
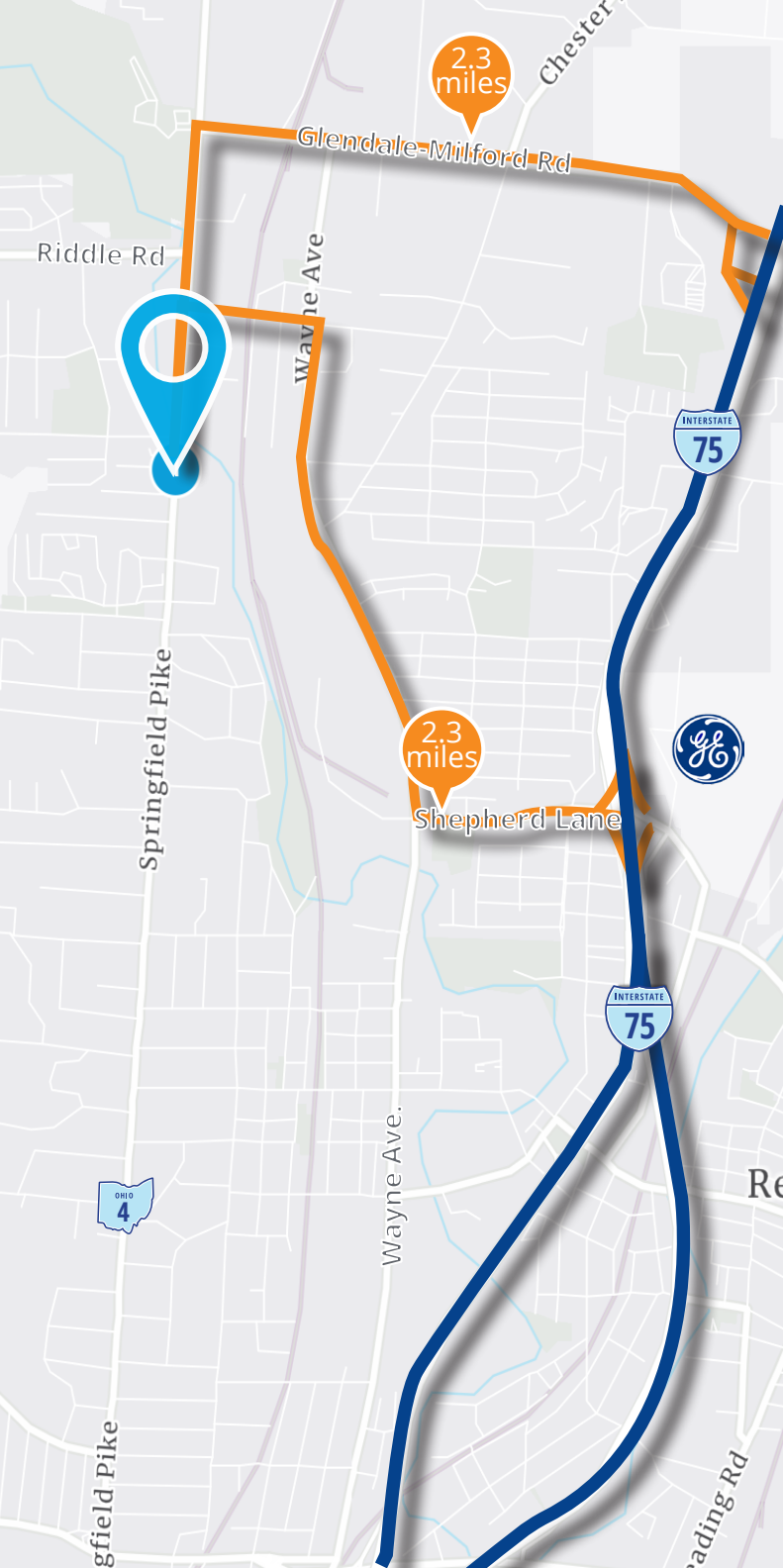
Building for flexible use types!

- 6,975 SF Total
 - 2,000 SF office / showroom
 - 4,975 SF Production / Open Showroom / Warehouse
 - Bonus basement space, accessible with ramped grade-level door to back lot
- Placed on .84 acres with a fenced in back lot
- Loading:
 - 1 Drive-in door
 - 1 Truck Dock
- Block construction, built in 1980
- Excessive water lines (formerly a granite cutting production + showroom user)
- Heavy Electric power
 - 240 volt, three phase
- 12 - 13.5' ceiling height
- Great curb appeal with marquis sign and excellent visibility on Springfield Pike / Route 4



Lease Rate: \$9.95/SF NNN
OPEX: \$3.85/SF
Sale Price: \$695,000.00

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Contact us

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