



3CRE Advisors
7815 Cooper Rd #C, Cincinnati, OH 45242
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// INDUSTRIAL PROPERTY FOR LEASE

EAST GALBRAITH ROAD OFFICE | WAREHOUSE

Presented By:

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MICHAEL COSTANTINI

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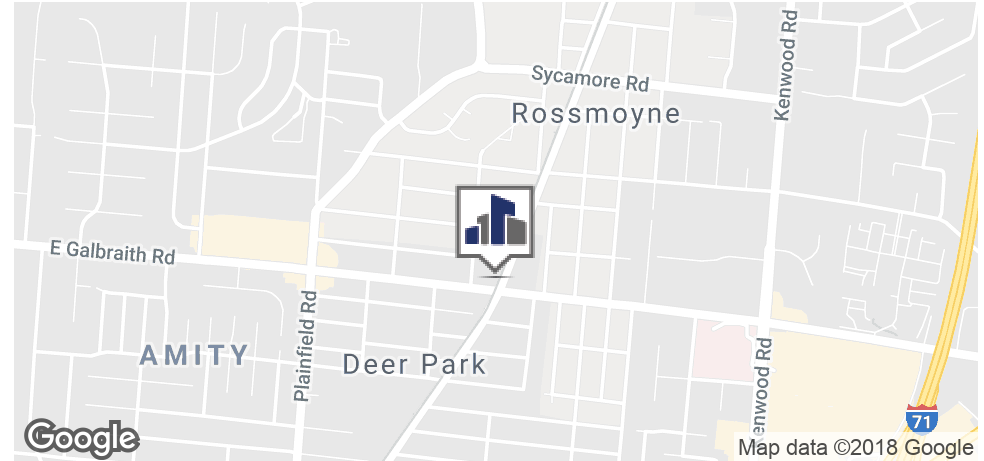
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// SECTION 1

PROPERTY INFORMATION

EAST GALBRAITH ROAD OFFICE | WAREHOUSE - 4298 EAST GALBRAITH ROAD, CINCINNATI, OH 45236

// EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	9,415 SF
Lease Rate:	\$4.85 SF/yr (NNN)
Lot Size:	0.31 Acres
Year Built:	1943
Building Size:	11,223
Renovated:	2017
Zoning:	340 - LIGHT MANUFACTURING
Market:	Cincinnati
Submarket:	Deer Park

PROPERTY OVERVIEW

The 3CRE Team is proud to present the East Galbraith Road Warehouse that is available for immediate lease. This space available is approximately 11,220 square feet. The property contains nearly 900 square feet of office that contains a reception area, two bathrooms, and two rooms that can be used for multiple offices. The warehouse portion has ceiling heights of both 14FT and 19ft in difference sections and contains a 16ft drive in garage door. The electric is Single Phase 200-Amp 120 240 Volt with Potential Three Phase Electric. The space is move in ready for the oncoming tenant.

PROPERTY HIGHLIGHTS

- 10,300 SF of Warehouse Space immediately available for oncoming tenant
- Approximately 900 SF of move in ready office space available
- Ceiling Heights of both 14ft and 19ft for clearance
- 16ft drive in garage located in front of the building
- Located in Deer Park with Great visibility of East Galbraith Road

// PROPERTY DESCRIPTION



PROPERTY OVERVIEW

The 3CRE Team is proud to present the East Galbraith Road Warehouse that is available for immediate lease. This space available is approximately 11,220 square feet. The property contains nearly 900 square feet of office that contains a reception area, two bathrooms, and two rooms that can be used for multiple offices. The warehouse portion has ceiling heights of both 14FT and 19ft in difference sections and contains a 16ft drive in garage door. The electric is Single Phase 200-Amp 120 240 Volt with Potential Three Phase Electric. The space is move in ready for the oncoming tenant.

LOCATION OVERVIEW

Centrally located in Hamilton County, Deer Park is a suburb of Cincinnati with easy access to both Interstates 75 and 71, making for an easy commute into Downtown Cincinnati or throughout the entire tri-state area.

Deer Park is approximately one square mile with a population of only 5600, and provides comfortable small town charm with strong family values, excellent schools and local retail and service businesses. Big city amenities are very convenient with premier shopping at the Kenwood Towne Centre or professional health care at Jewish Hospital Kenwood and various physicians' facilities are both within half mile of our town.

A jewel in the heart of The City of Deer Park is Chamberlin Park, a 13 1/2 acre park offering something for everyone and within walking distance of any neighborhood within the city.

// COMPLETE HIGHLIGHTS

LEASE HIGHLIGHTS

- 10,300 SF of Warehouse Space immediately available for oncoming tenant
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- 16ft drive in garage located in front of the building
- Located in Deer Park with Great visibility of East Galbraith Road



// ADDITIONAL PHOTOS





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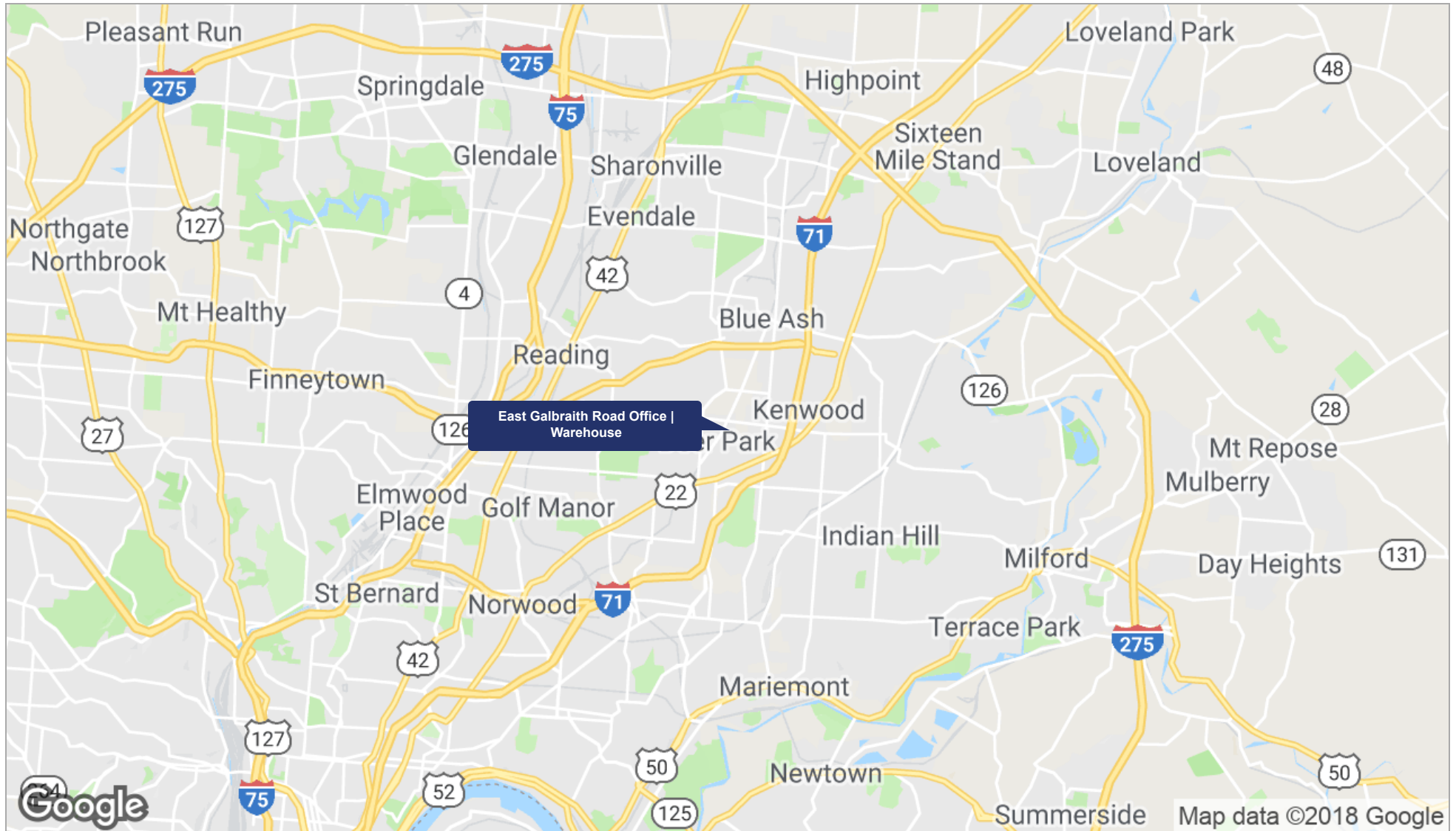
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// SECTION 2

LOCATION INFORMATION

EAST GALBRAITH ROAD OFFICE | WAREHOUSE - 4298 EAST GALBRAITH ROAD, CINCINNATI, OH 45236

// REGIONAL MAP









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// SECTION 3

ADVISOR BIOS

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TRYFON CHRISTOFOROU



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PROFESSIONAL BACKGROUND

Tryfon Christoforou is an experienced commercial broker specializing in multifamily real estate and is a partner of 3CRE Advisors. He brings broad experience in commercial real estate to his work – in addition to multifamily properties, his background includes mortgages, investment, and ownership of investment property.

By leveraging his diverse work experience in real estate to bring every client the best return possible, Tryfon has established himself as a top performer.

Tryfon has built a reputation as a service-oriented broker who is committed to personally guiding his clients through every phase of the real estate transaction process from start to finish. He has built long-term relationships with clients based on collaboration, hard work, an ethical approach, and dedication to a step-by-step method to working with every investor to maximize results.

Tryfon Co-founded 3CRE Advisors with partner Michael Costantini to bring clients a tailored, knowledgeable approach to forming and successfully executing their commercial real estate investment strategy.

3CRE have extensive experience in local and regional Midwest markets and has an advantage in locating investment options on behalf of its clients as well as being able to list their properties on a national basis to the entire 100,000-strong brokerage and investment community via real-time syndication to major listing sites, social media, and email campaigns.

Tryfon holds a BSBA, Marketing from University of Cincinnati, Ohio. His affiliations include the National Apartment Association, NAR, OAR, and the Cincinnati and Dayton Board of Realtors. He was born in Melbourne, Australia and is of Greek heritage. He is a passionate world traveler and calls Cincinnati his home.

MICHAEL COSTANTINI



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PROFESSIONAL BACKGROUND

Michael Costantini is an experienced commercial broker specializing in commercial real estate and is a partner in 3CRE Advisors. With over 20 years experience and a track record of producing optimal results, Michael has the knowledge, expertise and negotiating skills to get the results his clients desire.

A thorough and results-driven broker, Michael is always attuned to the pulse of the market, using his experience to help clients navigate current market conditions and anticipate future ones. When working with Michael, clients have a proven professional that can deliver results and optimize their commercial real estate investments.

Michael founded 3CRE Advisors with partner Tryfon Christoforou to bring clients a tailored, knowledgeable approach to forming and successfully executing their commercial real estate investment strategy. The 3CRE team has completed over a billion dollars of real estate transactions, and their list of retail clients include Scene 75 Entertainment, Walgreens, CVS, Dollar and to name a few. 3CRE also has in-depth expertise in disposition and acquisition of retail assets ranging from 10,000 SF to 384,000 SF.

3CRE has extensive experience in local and regional Midwest markets and has an advantage in locating investment options on behalf of its clients as well as being able to list their properties on a national basis to the entire 100,000-strong brokerage and investment community via real-time syndication to major listing websites, social media platforms, and email campaigns.

Michael holds a bachelor's degree and a master's degree in business administration from Xavier University. His industry affiliations include the International Council of Shopping Centers (ICSC); the National Association of Realtors (NAR); the Ohio Association of Realtors (OAR); and the Cincinnati and Dayton Board of Realtors.