



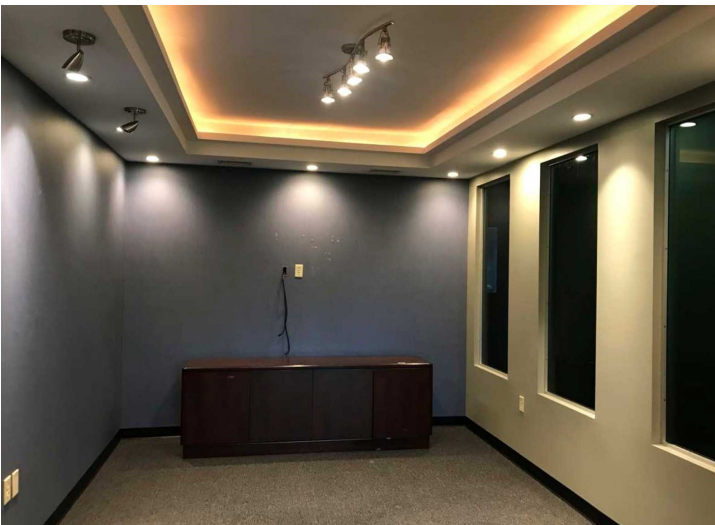
## PROPERTY HIGHLIGHTS

- 4,950 SF Office plus 3,000 SF Warehouse
- Seven large offices, large kitchen and break room, conference room and plan room, three bathrooms
- Located in North College Hill just off Hamilton Avenue and 3/4 mile south of Cross County Highway
- Convenient to all of the Northern Cincinnati area
- Large, easily accessible, fenced, secure lot with gated entry
- Asking: \$550,000 | Lease Rate: \$7.00 psf NNN



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## OFFICE & WAREHOUSE FEATURES

### Office Features:

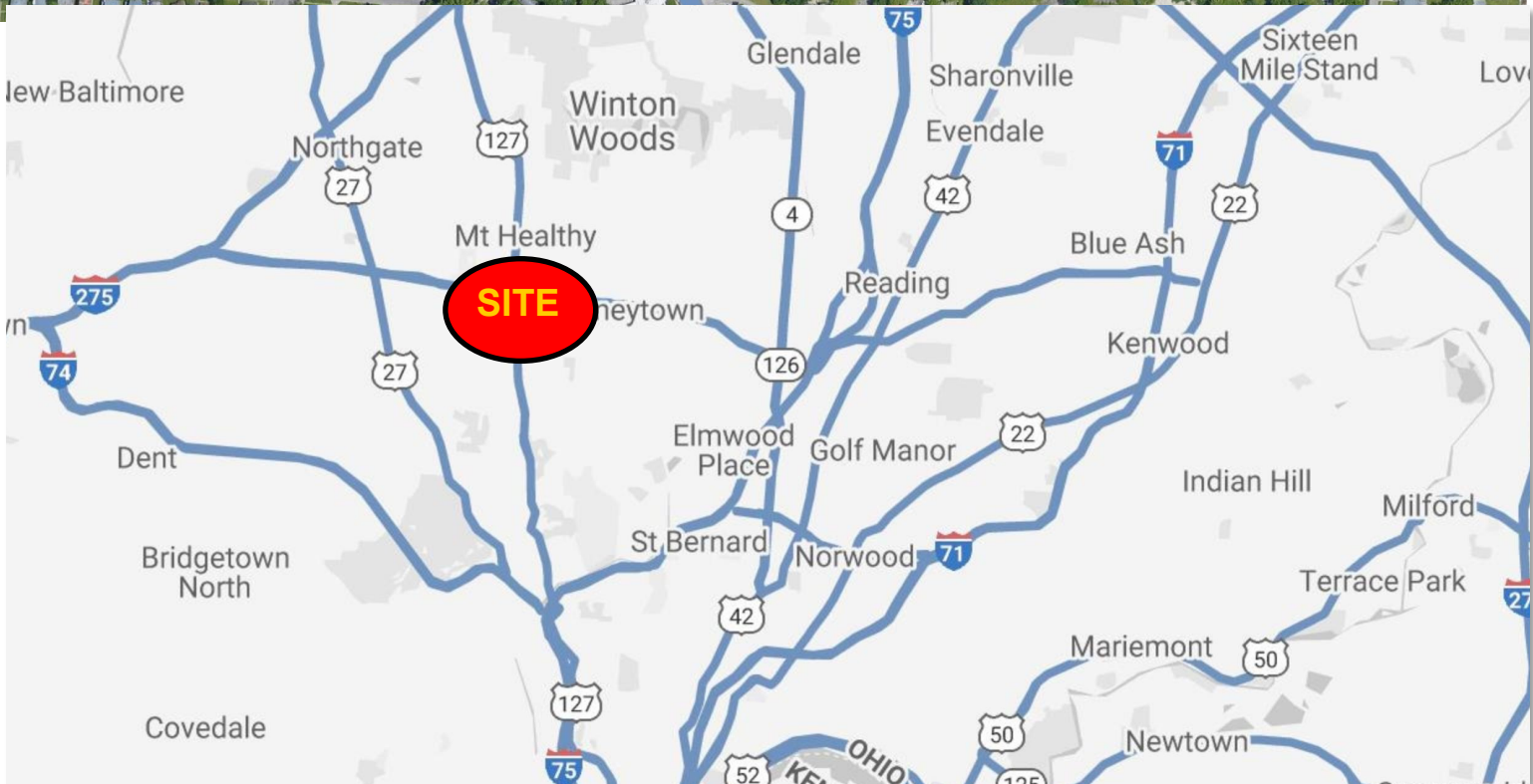
- 4,950 +/- SF
- Seven large offices
- LED lighting
- Large kitchen & break room
- Conference Room and Plan Room
- Secure entry with secure reception area
- Three + bathrooms
- Four storage / supply rooms
- Ample parking

### Warehouse Features:

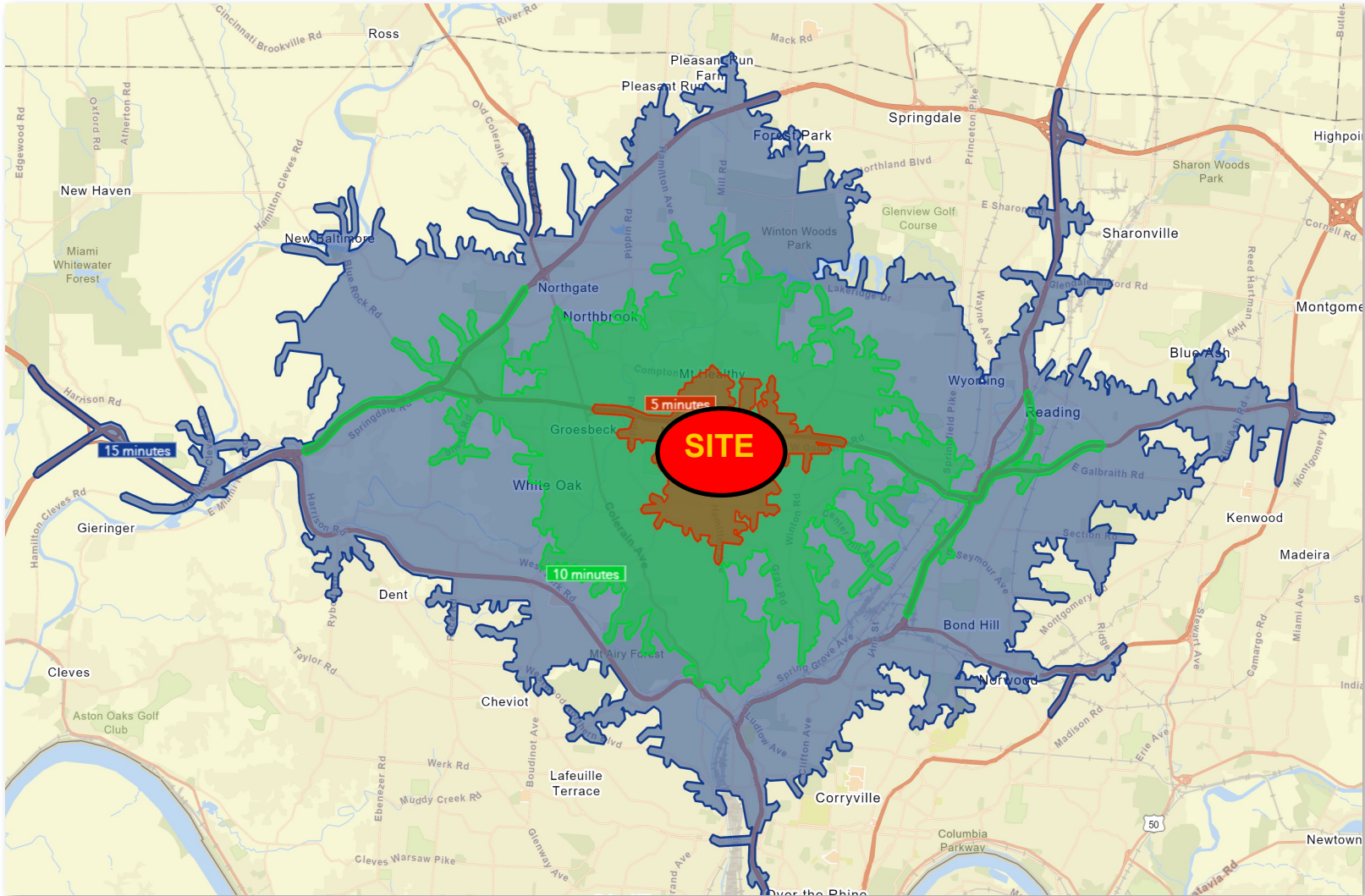
- 3,000 +/- SF
- Clear span with 17 foot ceilings
- Three 12'-6" x 15' drive-in doors
- Drive thru warehouse / shop
- 200 amp electric, LED lighting
- Shop bathroom
- Outside storage possible
- Large, accessible, fenced, secured lot
- Gated entry

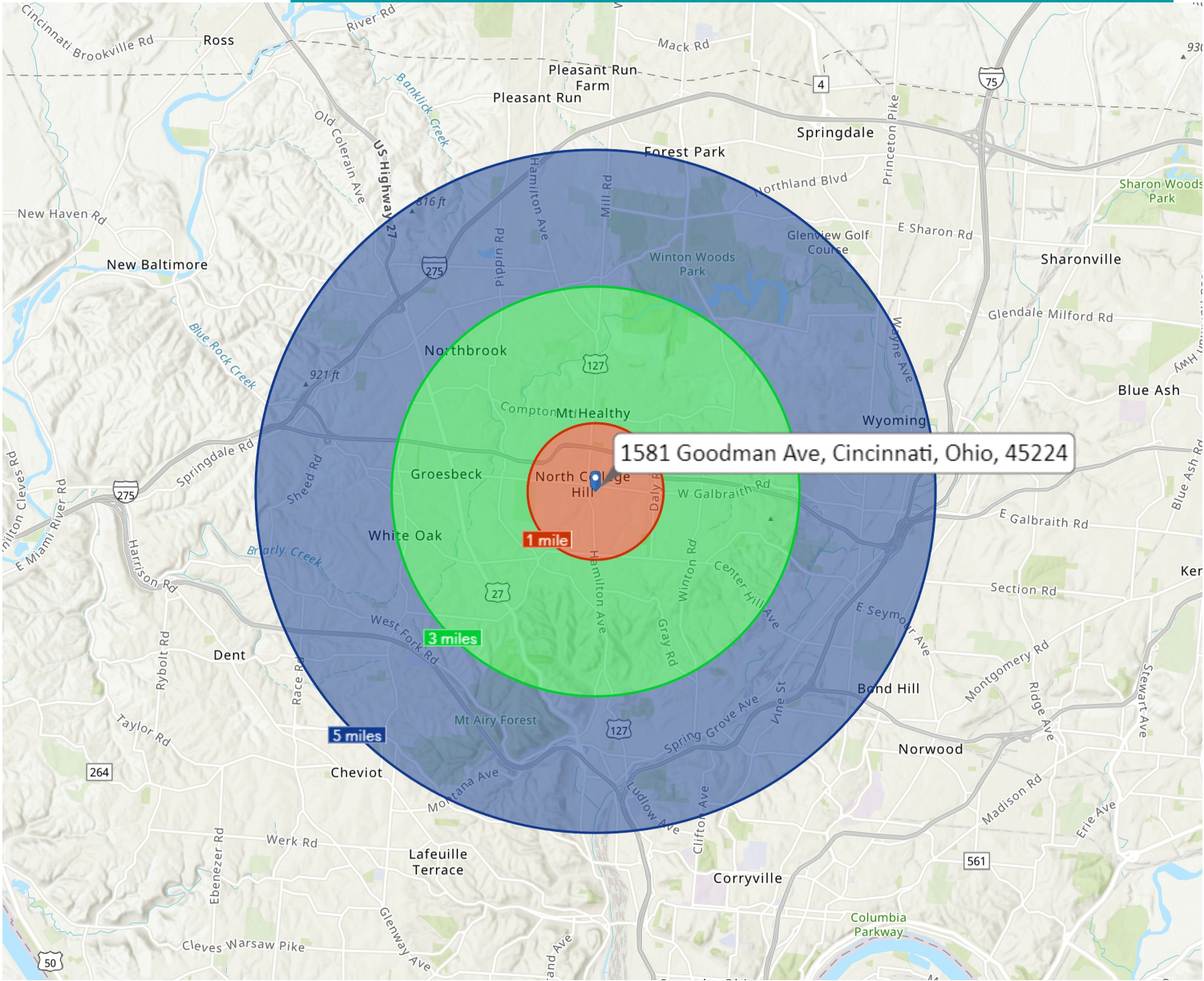






**DRIVE TIME MAP 5-10-15 MINUTES**





DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
<b>Population (2019)</b>	16,706	78,237	115,857
<b>Median HH Income (2019)</b>	\$48,589	\$48,811	\$54,592
<b>Average HH Income (2019)</b>	\$60,450	\$63,393	\$76,533