

3753 Round Bottom Road

Cincinnati, OH 45244

FOR LEASE



FOR MORE INFORMATION:

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WRIGHT PROPERTY ADVISORS

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VICE PRESIDENT

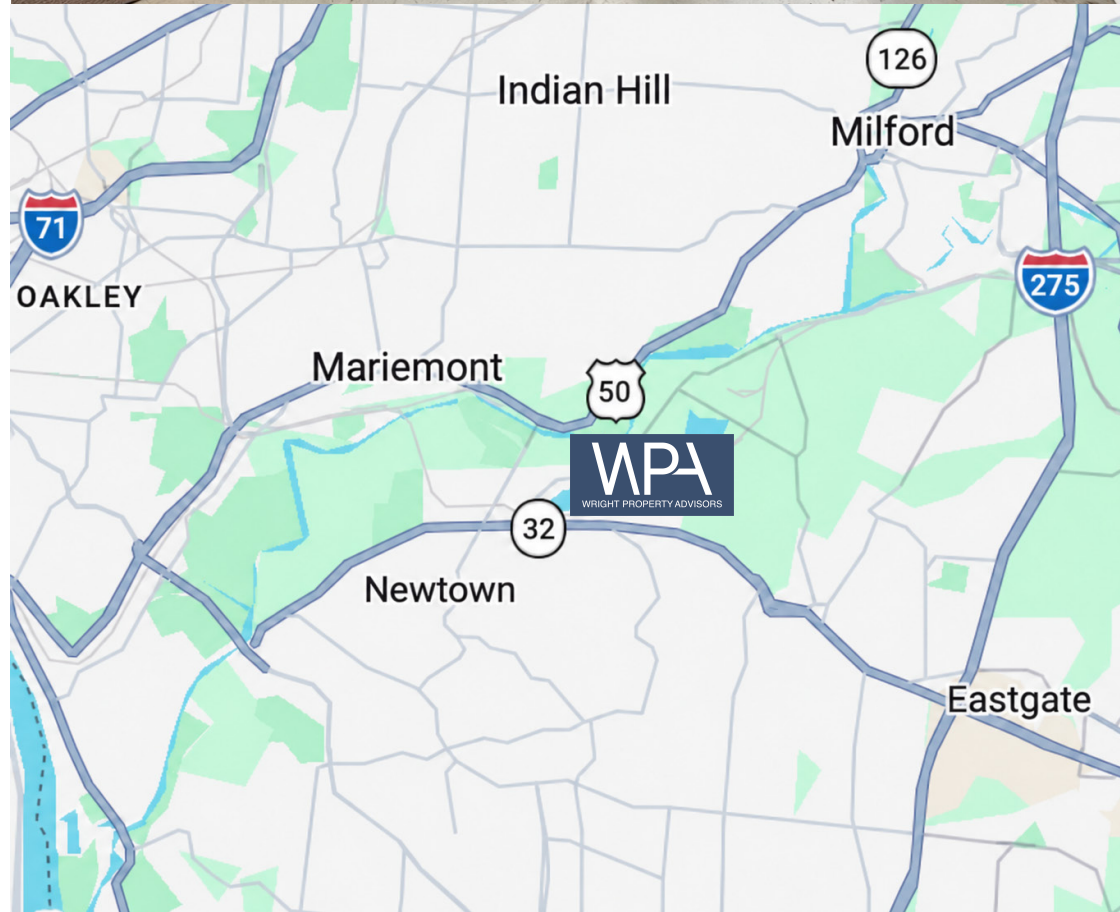
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FEATURES

- Rare single-tenant office/warehouse opportunity on Cincinnati's east side
- Conveniently located within the I-275 loop
- 17,268 SF with 13% finished office space
- Clear span, partially air-conditioned warehouse
- Two drive-in doors and one dock door

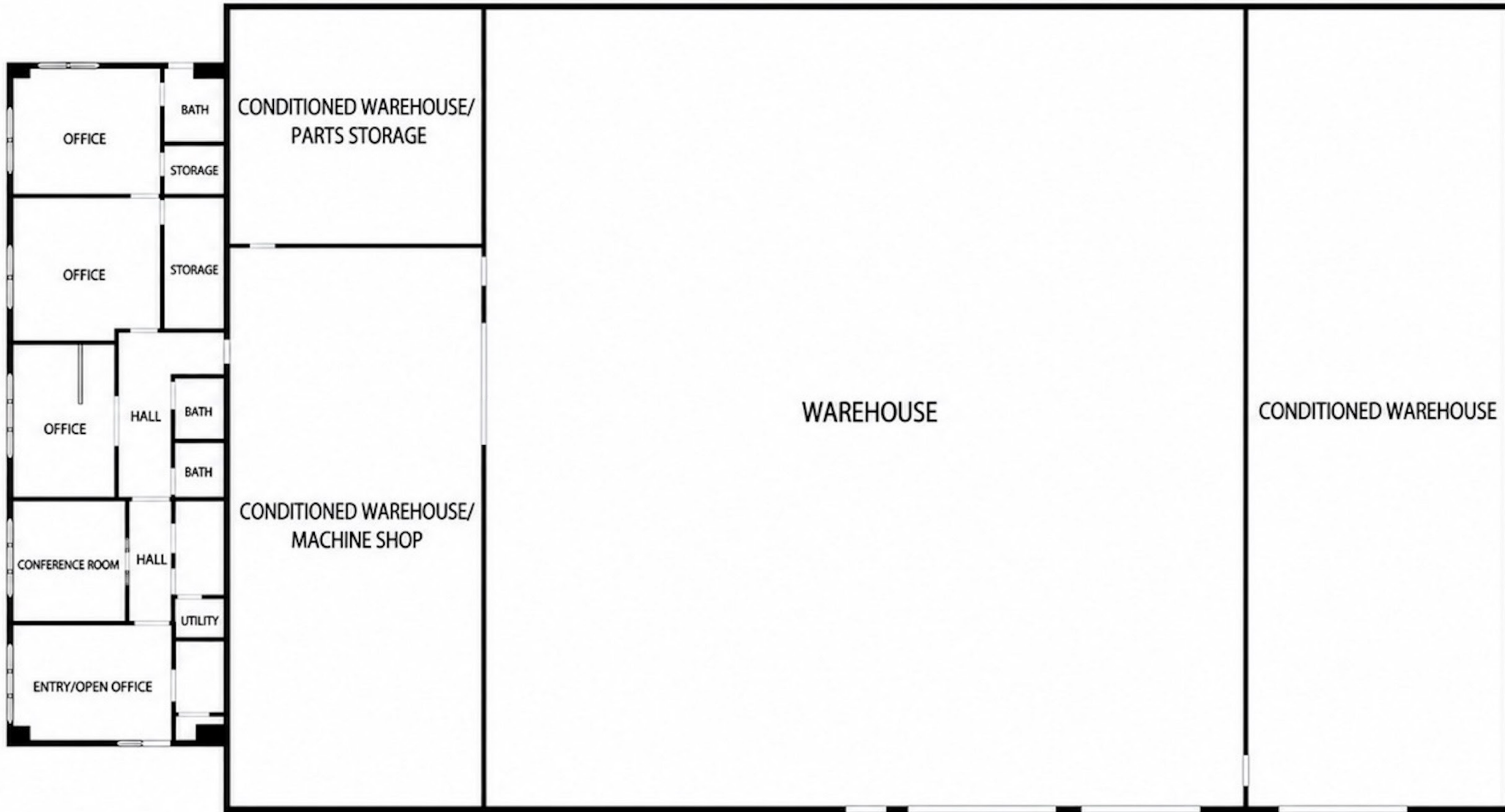


DETAILS

COUNTY	Hamilton	STANDBY GENERATOR	Yes, supports office only
MUNICIPALITY	Village of Newtown	DRIVE-IN DOOR	Two, 12' x 14'
PARCEL ID	501-0011-0087-00	DOCK DOOR	One, 8' x 9' w/ leveler
TOTAL BUILDING SIZE	17,268 SF +/-	PARKING	23 marked spaces w/ additional capacity
WAREHOUSE SIZE	15,000 SF +/-	RESTROOMS	Three
OFFICE SIZE	2,268 SF +/-	SPRINKLER	None
LAND	1.35 Acres	LIGHTING	LED in warehouse
YEAR BUILT	2007	ELECTRICAL SERVICE	400-amp, 208-volt, 3-phase
CONSTRUCTION	Metal	GAS & ELECTRIC	Duke Energy (800.544.6900)
HVAC	Office: Forced air heating and cooling Warehouse: All is heated, some portions are cooled	WATER & SEWER	Greater Cincinnati Water Works (513.591.7700)
COLUMN SPACING	Clear span	ANNUAL PROPERTY TAXES	\$28,828.06 (2025)
ROOF	Standing seam metal	ZONING	G-B General Business (Village of Newtown: 513.561.7097)
CLEAR HEIGHT	16.5' - 21'	LEASE RATE	\$9.00/SF NNN + \$2.09/SF opex (est.)

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FLOOR PLAN



**Floor plan is not to scale and is for illustrative purposes only.*





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