

FOR LEASE • INDUSTRIAL OPPORTUNITY

7820 Reading Road

Approx. 3,000 SF Space

Cincinnati, Ohio 45237

Approx. 3,000 SF

AVAILABLE FRONT SUITE

\$4.50/SF NNN + \$3.00 OpEx

QUOTED OCCUPANCY STRUCTURE



OPPORTUNITY OVERVIEW

Front-Suite Value at a Glance

This offering presents an approximately 3,000-square-foot suite within an established industrial asset at 7820 Reading Road in Cincinnati.

The lease structure pairs a competitive quoted base rate with a defined operating expense recovery, creating a straightforward occupancy framework for warehouse, storage, or flex-oriented users.

Approx.
3,000 SF

AVAILABLE FRONT SUITE

\$4.50/SF

NNN ASKING RATE

\$3.00/SF

OPERATING EXPENSES

\$7.50/SF

TOTAL OCCUPANCY COST

Commercial

ZONING

34,663 SF
on 4.44 Acres

BUILDING AND SITE SCALE

QUOTED STRUCTURE

\$7.50/SF Total

The available suite benefits from a clearly defined rate structure inside a larger industrial property with established infrastructure, strong regional access, and practical scale for service, warehouse, and flex-oriented users.

PROPERTY HIGHLIGHTS

Functional Space with Proven Infrastructure

The offered suite occupies the front portion of the building, giving a service, warehouse, or flex user the benefit of established site infrastructure and visible frontage.

POSITION

Front portion of the building

Focuses on the front ~3,000 sq ft availability.

RENOVATION

Renovated in August 2018

Earlier improvements improve presentation and usability.

POWER

2,000 amps / 480 volts

Heavy service supports industrial users.

ACCESS

Less than one-half mile to OH-126

Quick access to Ronald Reagan Highway and regional routes.



ASSET PROFILE

Industrial Asset with Flexible Utility

The offered front suite sits within a long-established Cincinnati industrial property whose overall scale, infrastructure, and location support a broad range of occupier profiles, from straightforward storage users to light industrial and flex-oriented operations.

WAREHOUSE

Practical fit for smaller-bay storage and operating needs.

FLEX UTILITY

Adaptable for occupiers seeking industrial functionality with accessible frontage.

SITE CONTEXT

Backed by the broader scale and service profile of a 34,663-square-foot property.

SPECIFICATION	DETAILS
Property Subtype	Warehouse / Industrial
Year Built	1951
Site Size	4.44 Acres
Power	2,000 Amps / 480 Volts
Building Size	34,663 SF
Location	7820 Reading Road, Cincinnati, Ohio 45237

POSITIONING

Taken together, the property’s industrial fundamentals create a compelling setting for warehouse, storage, light industrial, or flex-oriented users evaluating efficient space within a visible and accessible Cincinnati location. Prior marketing for the broader asset also referenced on-site outdoor storage availability.

INTERIOR HIGHLIGHTS

Open Interior Layout Supports Flexible Occupancy

These updated interior views show the available front suite as a straightforward open industrial space with strong window lines, entry visibility, and usable depth for a range of smaller occupiers.

OPEN PLAN

Wide-open floor area supports storage, staging, and light operational use.

FRONT EXPOSURE

Storefront entry and perimeter windows create visibility and natural light.

FUNCTIONAL SCALE

Practical small-bay configuration for tenants seeking efficient industrial space.



EXTERIOR PRESENCE

Reading Road Frontage Creates Visibility

The offered suite benefits from a front-of-building position that reinforces visibility, direct orientation, and a clearer arrival experience along Reading Road.

Front-of-building location

The approximate 3,000 SF offering is positioned at the front of the property, helping distinguish the suite within the larger industrial asset.

Visibility along Reading Road

Street-facing exposure strengthens recognition for tenants seeking a practical industrial location with straightforward frontage.

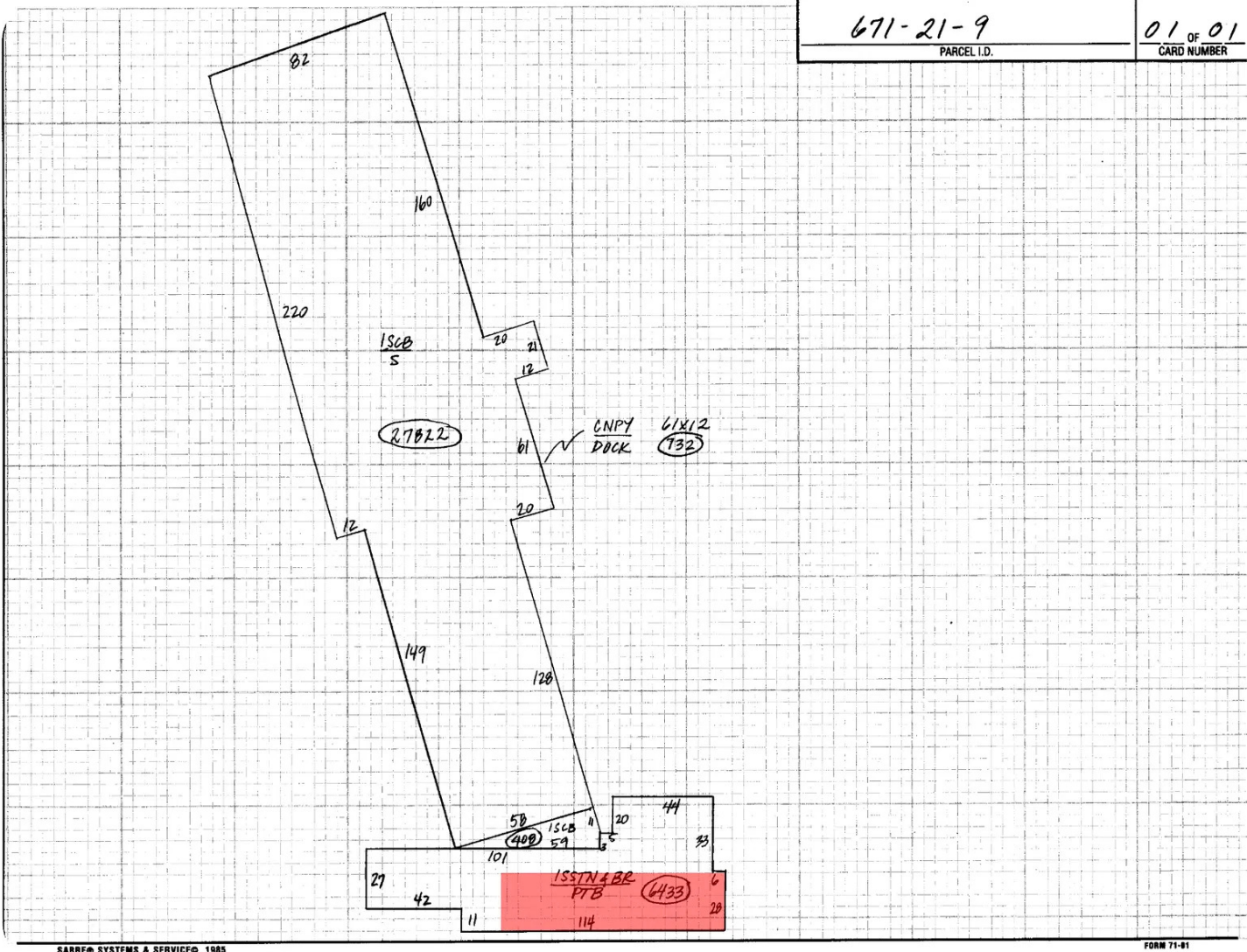
Established industrial site

The broader property presents a mature operating environment with building scale, access, and room to support day-to-day use.



Provided Floor Plan Showing the Approximate 3,000 SF Space

The red shaded area marks the front suite being offered for lease.



INDIVIDUAL SUITE PROFILE

Front Suite Positioning Improves Usability

Approx. 3,000 SF

The available suite occupies the front portion of the building, creating a practical service-bay opportunity with immediate visibility and access.

LOCATION	Front portion of the building Front-facing position improves access.
USE	Well suited for warehouse or flex use Supports storage and staging.
SCALE	Functional 3,000 SF opportunity Approx. 3,000 sq. ft., well suited for service, warehouse, or flex users.

OPERATIONAL FIT

Front-building positioning with practical utilities makes this suite a strong option for service, warehouse, and flex users in the Cincinnati market.



Conceptual Use Illustrations

This page highlights several conceptual interpretations of the front suite, showing how the space could read visually for service, fulfillment, fitness, or customer-facing occupancy.



Motorcycle Service

Repair-bay concept



Retail / Showroom

Customer-facing concept



3PL / Pick-Pack

Workstation concept



Boutique Fitness

Open-floor concept

Additional Conceptual Use Illustrations

This continuation highlights additional operating concepts, with larger imagery showing straightforward warehouse and light-industrial interpretations of the front suite.



Warehouse Storage

Racked-storage concept



Distribution Support

Packing and aisle concept



Light Industrial Ops

Bench and inventory concept

DISCLOSURE

These visuals are AI-generated conceptual illustrations only and are not photographs of the current premises. They do not represent existing conditions, included improvements, approved plans, or guaranteed build-outs; any future configuration remains subject to lease documentation, code compliance, approvals, and tenant-specific design requirements.



LOCATION & ACCESS

Central Access Strengthens Distribution Reach

7820 Reading Road places the available front suite within a practical Cincinnati industrial corridor, supporting efficient daily access for tenants and regional operations.

CORRIDOR

Convenient to the Tri-County and Reading Road corridor

HIGHWAY

Less than one-half mile from OH-126

REACH

Practical access toward I-75 and regional routes

LEASING TAKEAWAY

The ~3,000 SF suite benefits from building visibility and a central access point supporting broader market coverage.

MARKET OVERVIEW

Cincinnati Industrial Demand Remains Healthy

Recent first-quarter reporting points to a stable and active Greater Cincinnati industrial market, with healthy tenant demand, rising average rents, and continued positive absorption across the region.

Market references used on this slide come from Q1 2026 Cincinnati industrial reporting summarized by Colliers and CBRE.

VACANCY

5.3%

Greater Cincinnati industrial vacancy measured 5.3% at the end of Q1 2026, reflecting a market that remained steady entering the year.

AVERAGE RENTS

\$6.26/SF

Average industrial rents reached \$6.26 per square foot in Q1 2026, up from \$5.93 per square foot in Q4 2025.

ABSORPTION

2.36M SF

The market posted 2.36 million square feet of positive absorption in the first quarter, underscoring active occupier demand across the metro.

FLEX-SPACE
TAKEAWAY

Flex space remained in high demand in early 2026 because of limited new supply, a trend that supports the positioning of functional industrial opportunities such as the approximate 3,000-square-foot suite at 7820 Reading Road.

LEASING CONTACT

Connect with Republic Commercial Real Estate

For availability, pricing, touring, and leasing details regarding the approximate 3,000 SF space at 7820 Reading Road, please contact Nick Barela at Republic Commercial Real Estate.



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