

OFFICE/FLEX BUILDING FOR LEASE

8830 READING ROAD

Cincinnati, OH 45241



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 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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AVAILABLE: ± 3,870 SF

PRICING: \$12.00/SF GROSS

PROPERTY HIGHLIGHTS:

- Excellent location & visibility along Reading Road; 5-minute drive to I-75 and Ronald Reagan Cross County Highway.
- 100% office build-out with 6 private offices; ability to convert approx. 1,600 SF into warehouse space
- 10'x10' existing drive-in door (currently drywalled, can be reopened)
- Signage available along Reading Road
- Bonus storage space in basement (approx. 1,140 SF)
- Backup generator on property
- New paint and carpet planned for minimum 3-year lease



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FACT SHEET

Location: City of Reading, Hamilton County

Total Building Size: ± 3,870 SF

Office Size: ± 3,870 SF

Potential Warehouse Size: ± 1,600 SF

Land: ± 0.27 Acres

Access to Expressways I-75, Ronald Reagan Cross County Hwy

Year Built: 1970

Construction: Masonry

Floor: Concrete, Carpet

Roof: Rubber

Ceiling Height: 12' Clear to Joists

Loading Facilities: 1 Drive-In Door (10'x10')

Electrical Service: Single Phase

HVAC: 100% HVAC

Parking: 8+ Lined Spaces

Restrooms: 2 Private Restrooms

Outside Security Lighting: Yes

Gas & Electric: Duke Energy

Water & Sewer: GCWW

Zoning: General Commercial (RRGCDR)

Auditor's Information: 671-0007-0225-00

Available: June 1st, 2026

Lease Rate: \$12.00 / SF GROSS



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