

AVAILABLE: FOR LEASE

1045 Hopkins Street

Cincinnati (Queensgate), Hamilton County, OH 45203



| | |
|----------------------------|------------------------------------|
| Total Building SF: | 10,000 SF |
| Warehouse SF: | 6,600 SF |
| Office Area SF: | 3,400 SF |
| Clear Height: | 14' |
| Site Acreage: | Approx. 0.40 acres |
| Drive In Doors: | Three (3) 12'x14' electric openers |
| Dock High Doors: | None |
| Construction: | Masonry & brick w/structural steel |
| Roof System: | TPO Membrane (Recently New) |
| Sprinkler System: | None |
| Office HVAC: | Split systems w/natural gas heat |
| Warehouse HVAC: | Natural gas-fired unit heaters |
| Electrical Service: | 208v 3 phase |
| Office Lighting: | Updated LED lay-in fixtures |
| Warehouse lighting: | Updated LED fixtures |
| Plumbing: | Men's/Women's RR / Break RM |
| Parking: | Fenced lot & ample street parking |
| Property Zoning: | MG - Manufacturing General |



Excellent Central Location for CBD & Regional Service

Special Features:

- * **Excellent Office Area w/ Large Conference/Training RM**
- * **Secured Parking/Loading/Drive-in Door Area**
- * **Additional On-Street Parking (Free)**
- * **Excellent Access to I-75 / I-71**
- * **Numerous Amenities Nearby**

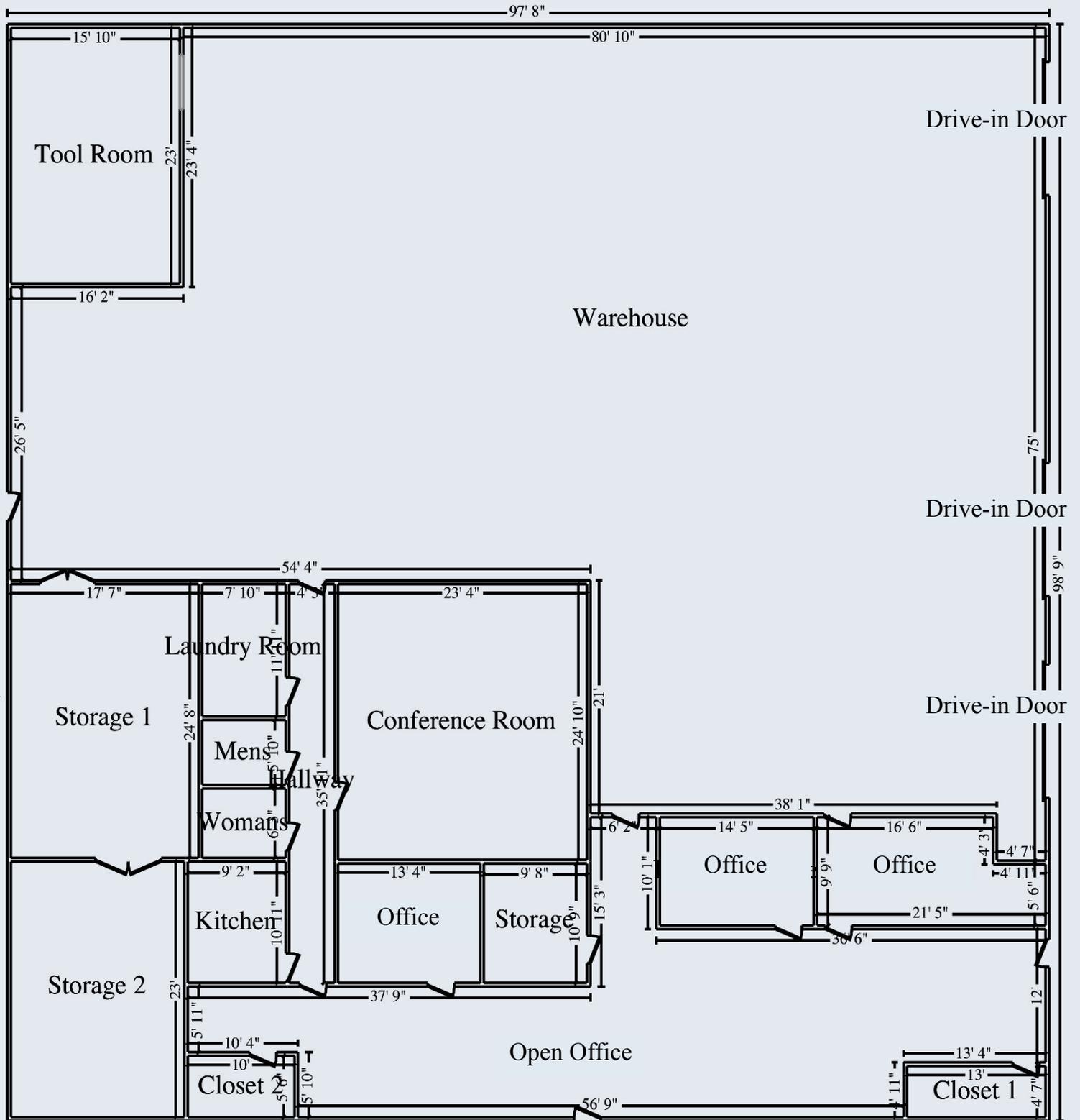
For More Information Please Contact: **Steve Fahrnbach**
VP / Principal Broker

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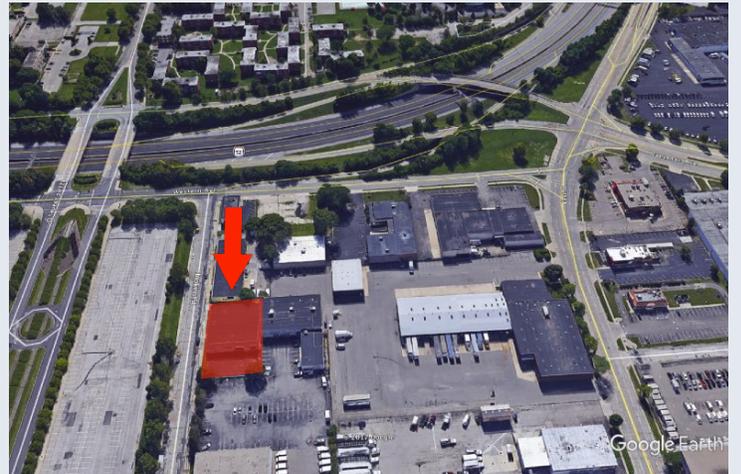
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View from North



View from West

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