

4620 CARLYNN DR, CINCINNATI, OHIO 45242 – HAMILTON COUNTY

AVAILABLE FOR LEASE



PROPERTY HIGHLIGHTS

 **8,000 Total SqFt**

- Located in City of Blue Ash minutes to I-275, I-71, and I-75
- Clear span warehouse
- Exterior dock and drive-in door loading
- Approximately 1/4 acre outdoor storage
- Lease Rate: \$7.50/SqFt gross (\$5,000/month) + utilities
- Available Date: Q2/Q3 2024 (possibly sooner)

INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | SQFTCOMMERCIAL.COM

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PROPERTY DETAILS

Total SqFt:	8,000 (80'x100')
Warehouse SqFt:	5,700 (57'x100')
Office SqFt:	2,300 (23'x100')
Clear Height:	17'-20'
Year Built:	1977
Construction:	Metal
Lighting:	LEDs
Column Spacing:	Clear span
Dock Door:	Two (2) exterior docks with 8'x10' service door

Drive-in Door:	One (1) - 10'x10'
Sprinkler:	Yes - Wet system
Electric:	120/240 volt - 3 phase - 400+ amps
Heat:	Natural gas-fired unit heaters
Roof:	Metal
Truck Court:	Concrete
Parking Lot:	Concrete: 15+ spaces
Restrooms:	Three (3) - Two in office and one in warehouse
Outdoor Storage Area:	Approximately 0.25 acres

PROPERTY PHOTO



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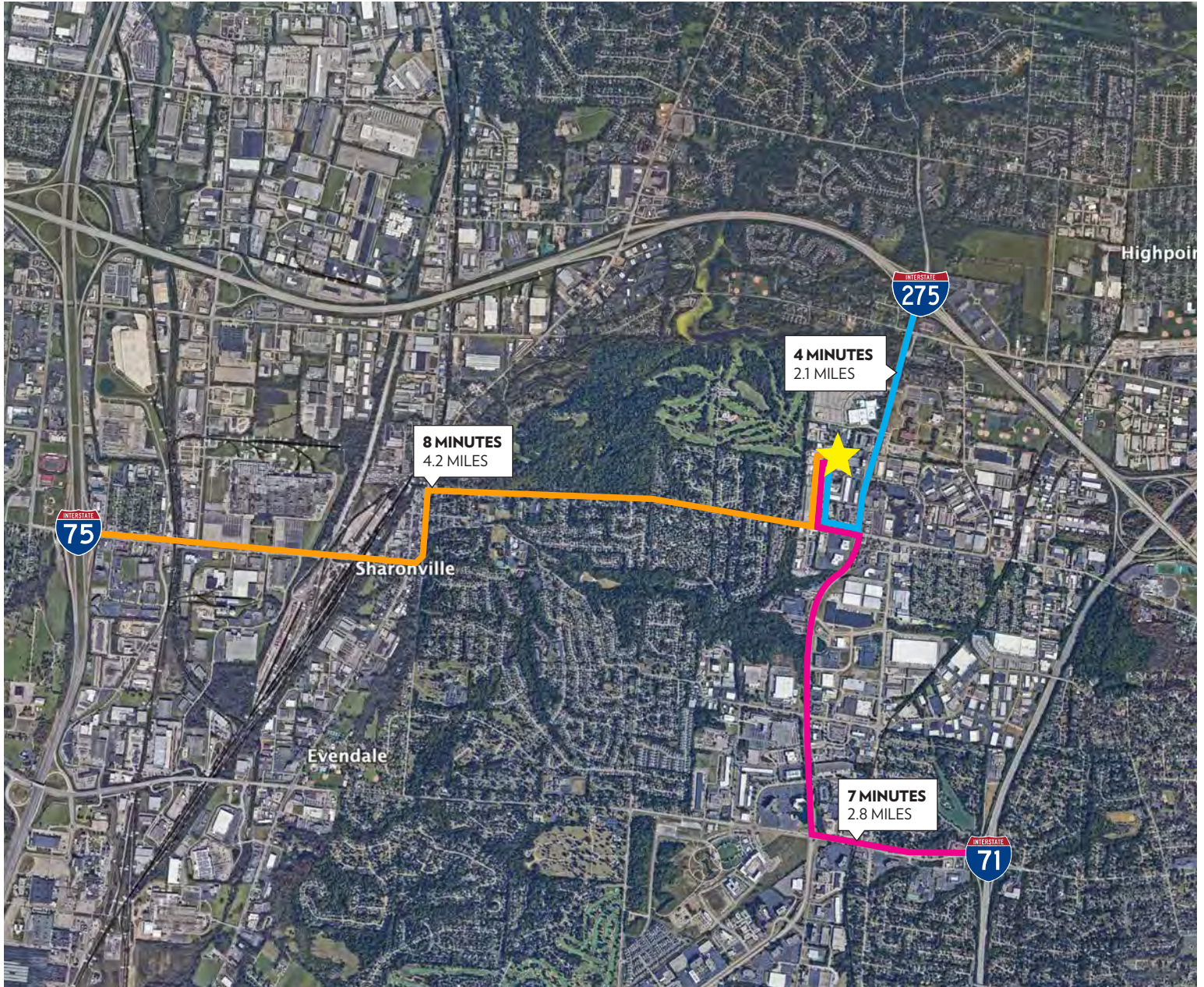
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DISTANCE MAP



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PROPERTY PHOTOS



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