

FOR SALE OR LEASE

8832 Reading Road, Reading, OH 45215



PROPERTY OVERVIEW

- 4,000 SF Stacked Office
- 8,000 SF Warehouse
- Built in 1971
- 2x OHD Doors (12'x14')
- 400 AMP - 3 Phase Electric
- HVAC and Air Lines throughout
- 20'-22' Clear Height
- Paint Booth
- Concrete Block Construction
- Rubber Membrane Roof (2015)
- Approximately 12 parking spaces

Lease Rate: \$7.00/SF + Utilities

Sale: Call Agent

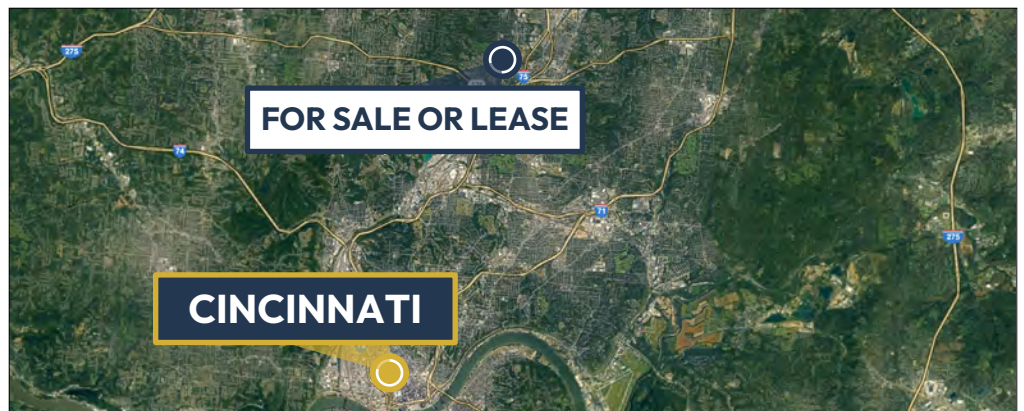
Building Size: 10,000 SF

Available SF: 7,000-10,000 SF

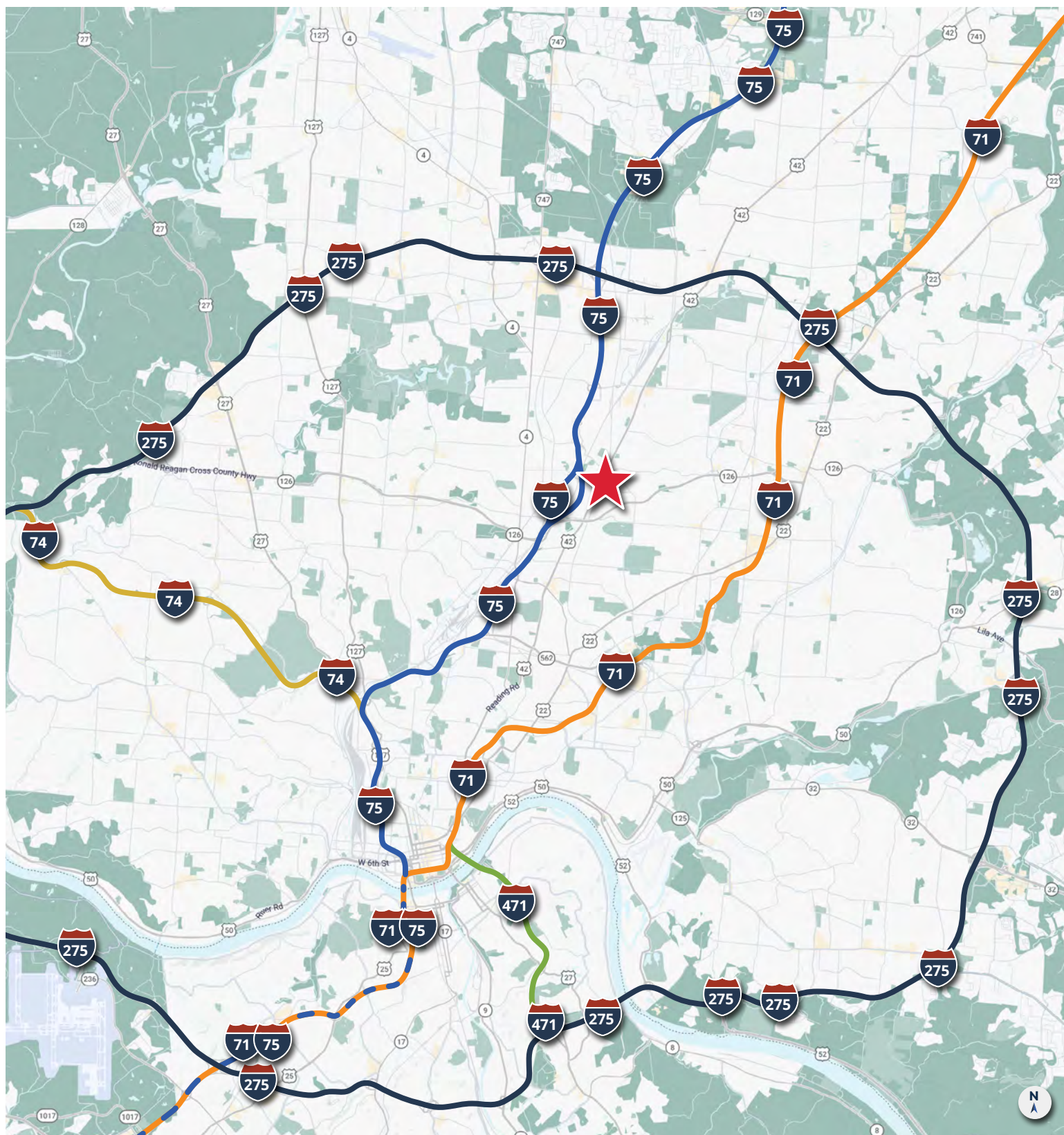
Lease Type: Modified Gross

Market: Cincinnati

Submarket: Reading



LOCATOR MAP



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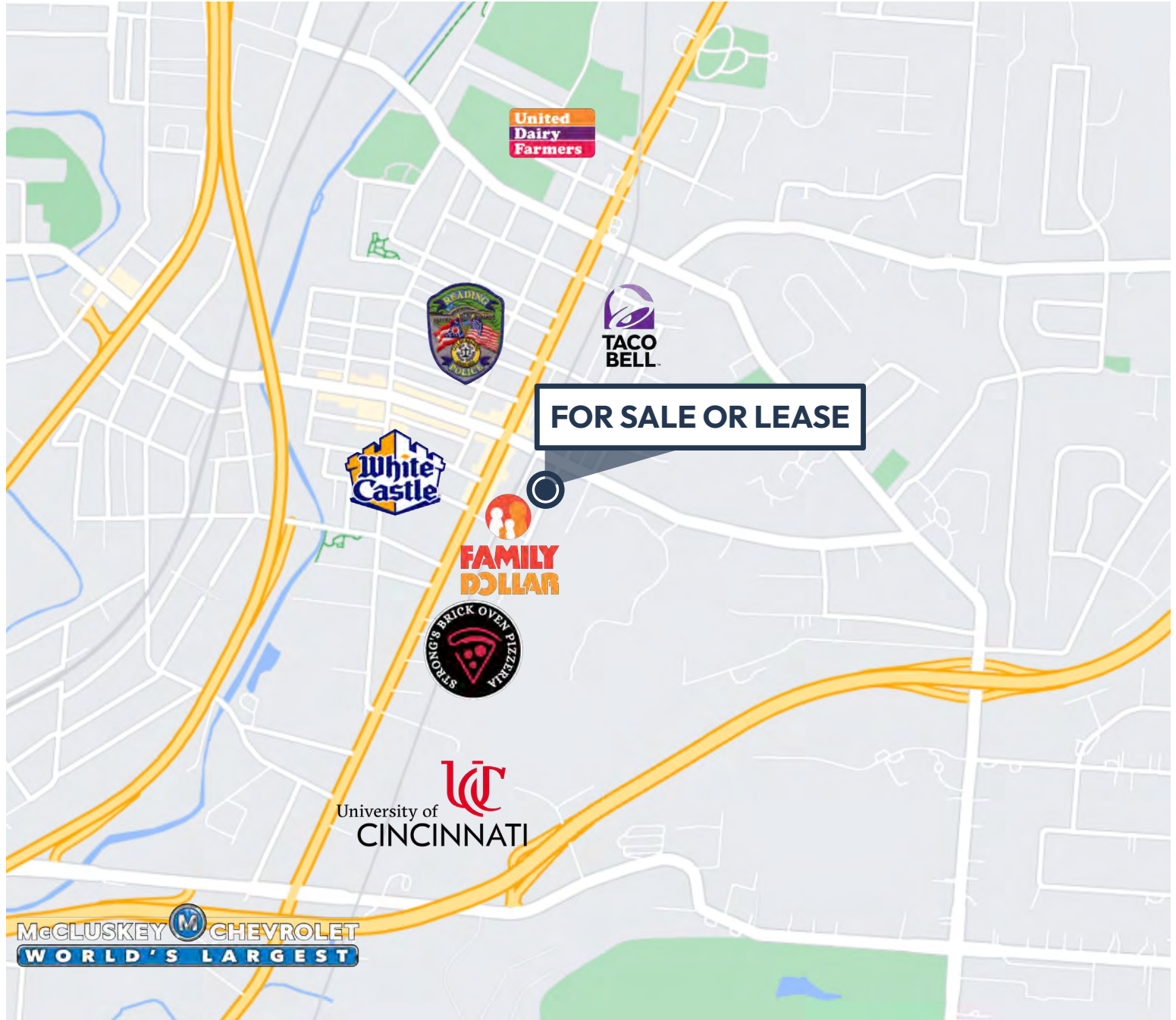
**FOR MORE INFORMATION ABOUT THIS PROPERTY, CONTACT:
ROB BLUNDRED | ROB@CUROBRKG.COM | 513.236.0245**

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AMENITIES MAP

NEARBY BUSINESSES & AMENITIES

- Family Dollar
- White Castle
- Strong's Brick Oven Pizza
- Reading Bridal District
- Post 69 Dugout Bar & Grill
- Reading Police Department
- University of Cincinnati - Reading
- Reading Branch Library
- Spring Grove Funeral Home
- McCluskey Automotive
- And much more!



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