

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

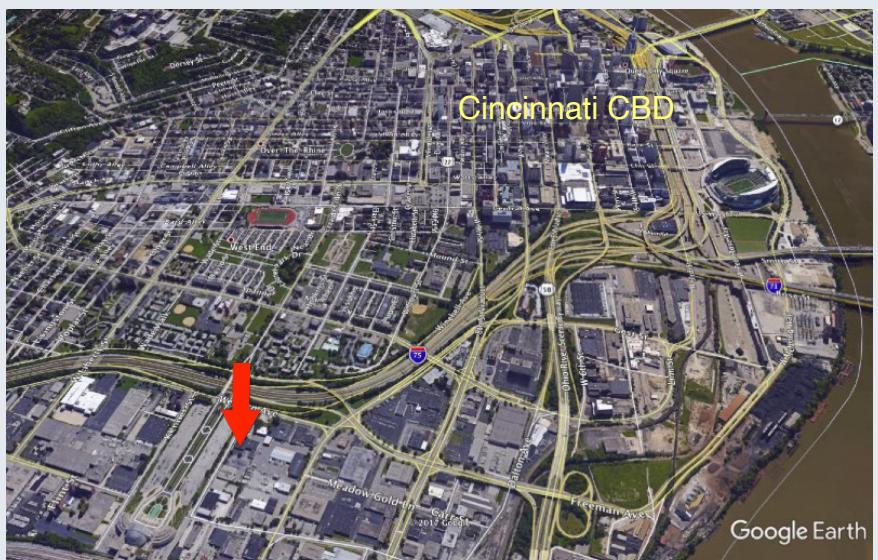
Office Lighting: Updated LED lay-in fixtures

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:

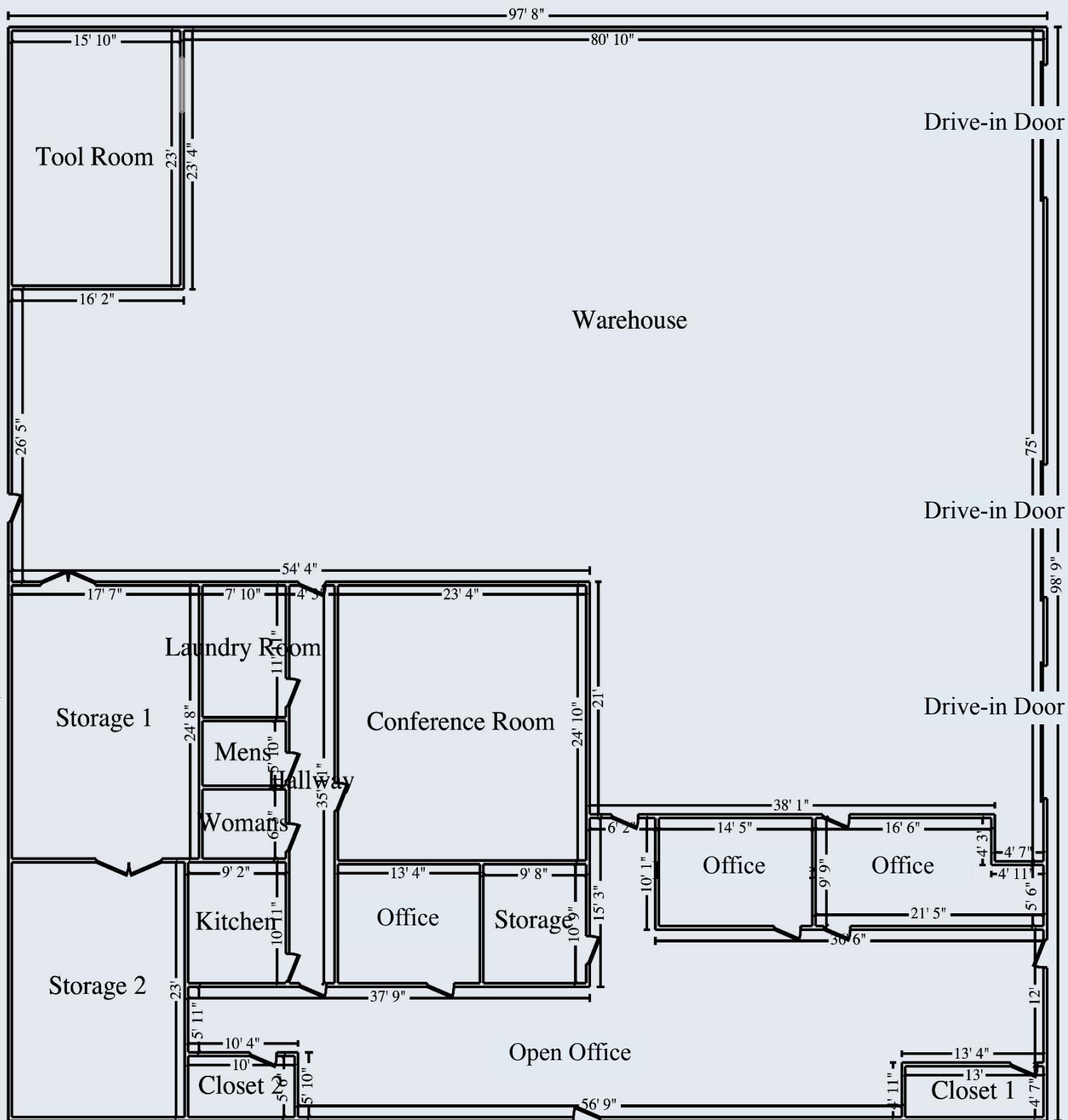
- * **Excellent Office Area w/ Large Conference/Training RM**
- * **Secured Parking/Loading/Drive-in Door Area**
- * **Additional On-Street Parking (Free)**
- * **Excellent Access to I-75 / I-71**
- * **Numerous Amenities Nearby**

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

(513) 241-9647 O. steve@wamrd.com
(513) 623-7797 M.

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View from North



View from West

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WARM
REALTY + DEVELOPMENT



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