

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**

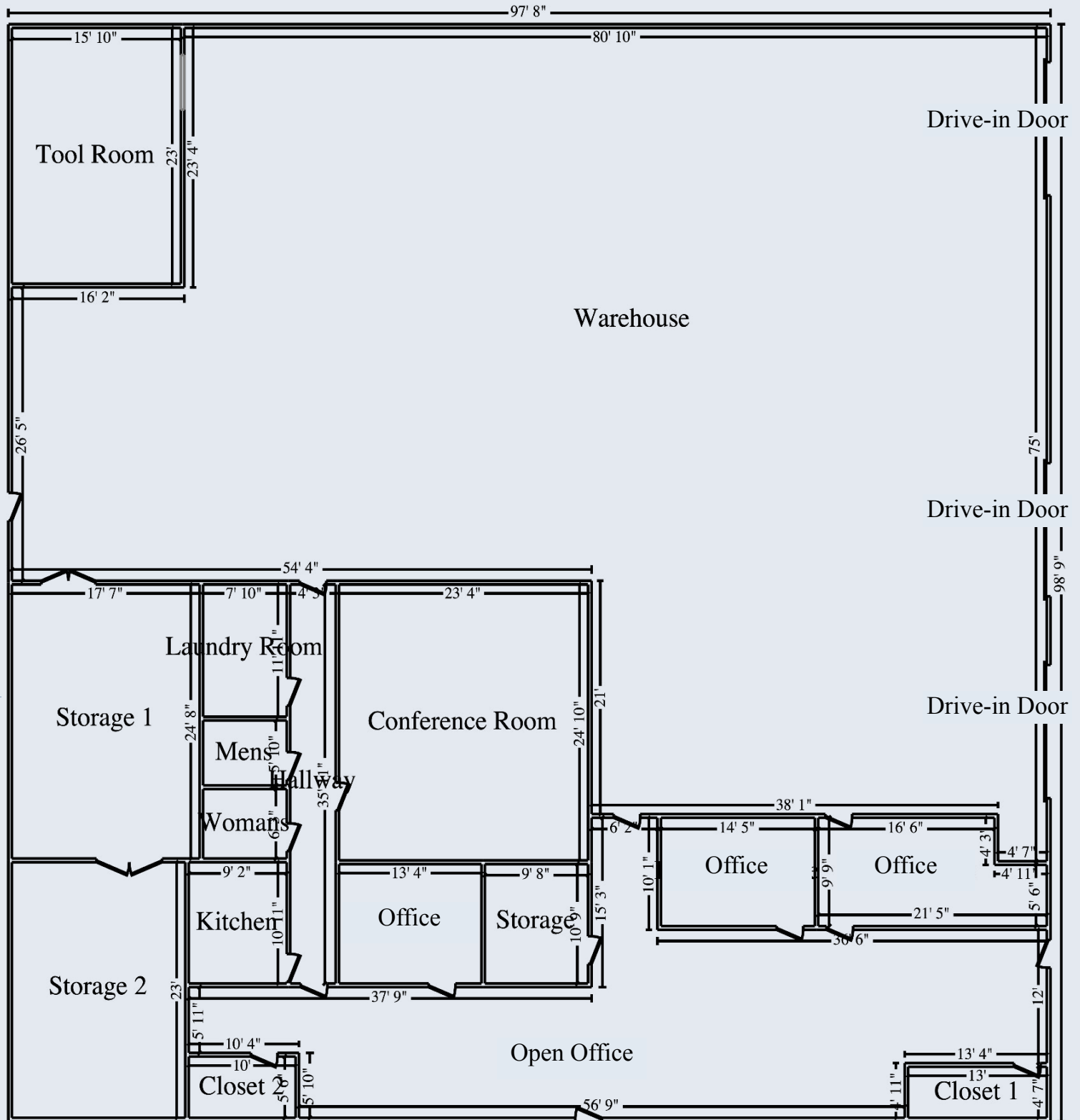
For More Information Please Contact: **Steve Fahrnbach**
VP / Principal Broker

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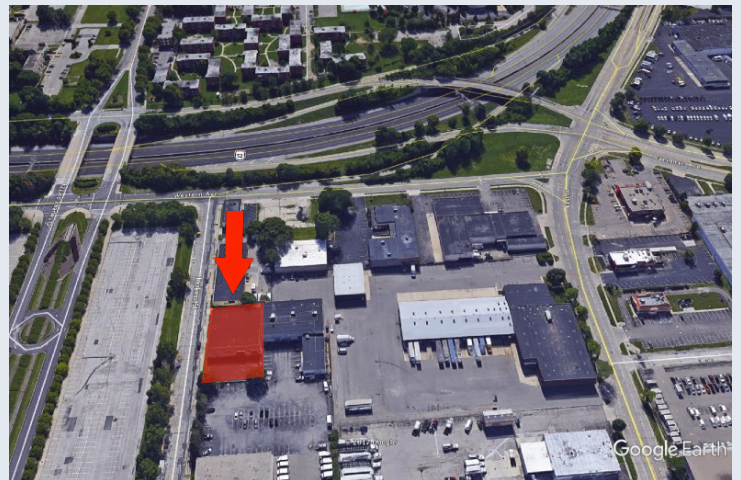
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View from North



View from West

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