

INDUSTRIAL SPACE FOR LEASE

5229 MONTGOMERY ROAD

Cincinnati, OH 45212



PROPERTY SUMMARY:

AVAILABLE: ±10,200 SF

LEASE RATE: \$7.50/SF MG

OPEX: Included

TERM: Negotiable

PROPERTY HIGHLIGHTS:

- Central location
- 3 minutes from the Norwood Lateral (SR-562)
- 1 Drive-in door (12' x12')
- Clean, usable space

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LEE & ASSOCIATES
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FACT SHEET

Location:	CVS building at Montgomery & Fenwick, Entrance on Fenwick Ave, Lower Level	Air Conditioning:	Yes ($\pm$ 5,700 SF)
Total Building Size:	$\pm$ 30,936 SF	Heating:	Yes
Available:	$\pm$ 10,200 SF	Ventilation Fans:	No
Warehouse Size:	$\pm$ 5,700 SF finished space with A/C (includes 12'x12' office) $\pm$ 4,500 SF unfinished space without A/C	Lighting:	LED
Zoning:	General Business	Outside Security Lighting:	Yes
Access to Expressways:	Norwood Lateral (SR-562)	Windows:	No
Construction:	Steel & Masonry	Electrical Service:	Heavy Power
Column Spacing:	$\pm$ 24'x19' $\pm$ 25'x16'	Gas:	Duke Energy
Floor:	Concrete	Water:	Cincinnati Water Works
Clear Height:	12' to joists	Sewer:	Metropolitan Sewer District
Loading Facilities:	1 Drive-In (12' x 12') with power	Floor Drains:	No
Restrooms:	One	Available:	Immediate
Parking:	99 lined spaces (CVS store)	Lease Term:	Negotiable
Clear Height:	12' to joists	Lease Rate:	\$7.50/SF MG
Sprinklers:	No	Annual Operating Expenses:	Included



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