



1330 KEMPER MEADOW DR.

CINCINNATI, OH 45240

AVAILABLE FOR SALE

Rod MacEachen
(513) 675-5764
Rod@SqFtCommercial.com

Roddy MacEachen, SIOR
(513) 739-3985
Roddy@SqFtCommercial.com

Jared Wagoner, SIOR
(812) 890-1768
Jared@SqFtCommercial.com

Amy Castaneda
(503) 310-9768
Amy@SqFtCommercial.com

Sarah Kern
(513) 426-4864
Sarah@SqFtCommercial.com

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PROPERTY HIGHLIGHTS



34,942 Total SqFt

- Grass, gravel and natural forest courtyards with irrigated planted beds and a picnic grove.
- Newly remodeled spaces
- Proximity to restaurants, hotels and other amenities
- Ample Parking
- Strategically located less than one mile from Interstate 275 in Cincinnati's Northwest market
- Three (3) suites; 5,592 SqFt, 12,535 SqFt, and 13,605 SqFt
- Dock + Drive-in access
- Sale price: \$4,543,000 (\$130/SF)



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[CLICK HERE FOR THE 1330 360° TOUR](#)



[CLICK HERE FOR AERIAL PHOTOS](#)

PROPERTY DETAILS

Total SqFt:	34,942
Occupied SqFt:	21,337
Available SqFt (Vacant):	13,605
Available Warehouse SqFt:	11,229
Available Office SqFt:	2,376
Clear Height:	16'-17'
Year Built:	1988
Type Construction:	Steel, masonry, and concrete block
Dock door:	Four (4)- 8' x 9'
Drive-in door:	One (1) - 8' x 9' with precast ramp
Sprinkler:	Wet system
Electrical Service:	480-volt, 3-phase
Heat:	Natural gas and partial 100% HVAC
Roof:	Rubber
Truck court:	Heavy duty asphalt
Parking Lot:	90 total spaces

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LEASE SUMMARY 1

Occupied SqFt:	6,999
Lease Expiration:	10/31/2026
Lease Start Date:	9/17/2020
Base Rent PSF:	\$7.16
Annual Base Rent:	\$50,120.40
Renewal Option:	One (1) - 3 year renewal option
Renewal Rate:	FMV
Renewal Notice:	90 days prior to current lease expiration
Lease Type:	NNN
2025 est opex/CAM:	\$5.16/SF

LEASE SUMMARY 2

Occupied SqFt:	14,338
Lease Expiration:	3/30/2028
Lease Start Date:	7/25/2008
Base Rent PSF:	\$7.75
Annual Base Rent:	\$111,119.50
Annual Escalations:	3.25%
Renewal Option:	Two (2) - 3 year renewal options
Renewal Rate:	FMV
Renewal Notice:	9 months prior to current expiration
Lease Type:	NNN
2025 est opex/CAM:	\$5.16/SF



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FLOOR PLAN



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PROPOSED LOT SPLIT



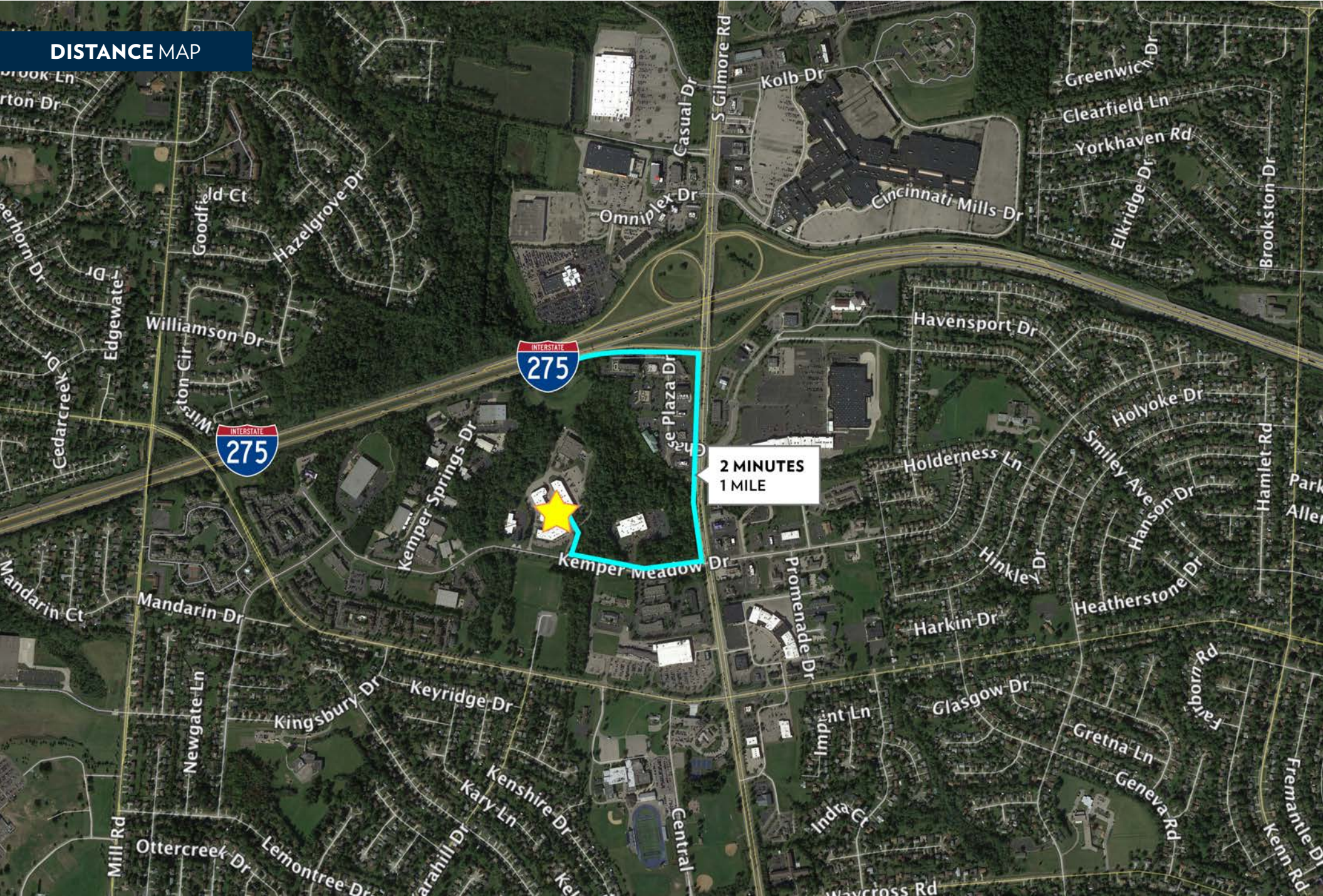
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DISTANCE MAP



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PARCEL OUTLINE



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