

# 7188 Main Street

Cincinnati (Newtown), Ohio 45244

**WAREHOUSE / STORAGE FOR LEASE**



FOR MORE INFORMATION:

**BRAD WRIGHT**

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**WPA**

WRIGHT PROPERTY ADVISORS

# BRAD WRIGHT

VICE PRESIDENT

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## FEATURES

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**6,500 SF**

**Lease Rate: \$6/SF MG (+ Heat)**

- Warehouse/Storage For Lease
- Located on SR 32 w/ easy access to I-275
- (4) 12' x 10' Drive-in Doors
- 16' Clear Height
- 0% Office
- No Restrooms



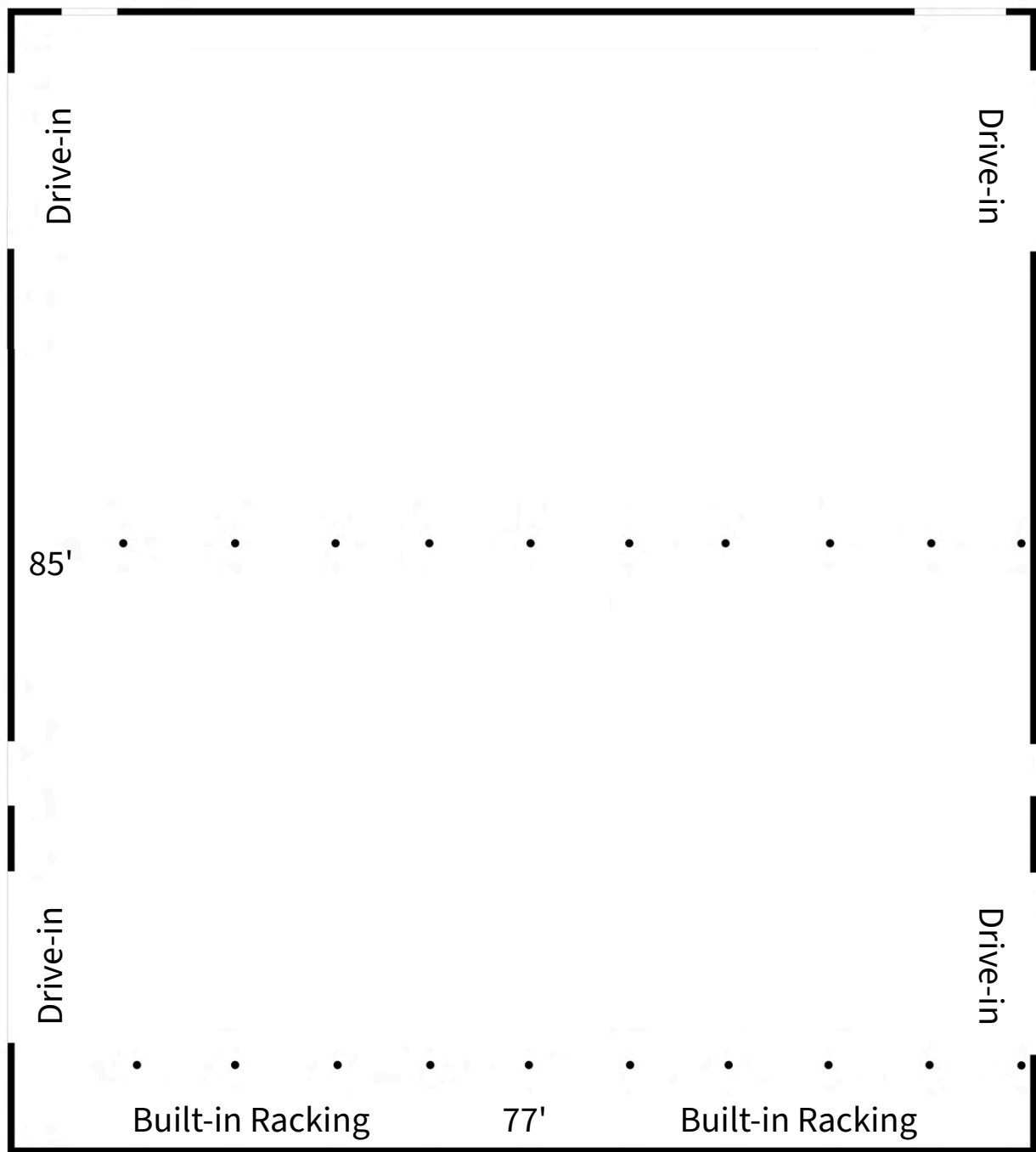


# DETAILS

<b>COUNTY</b>	Hamilton	<b>DOCK DOOR</b>	None
<b>MUNICIPALITY</b>	Village of Newtown	<b>DRIVE-IN DOOR</b>	(4) 12' x 10'
<b>PARCEL ID</b>	501-0011-0028-00	<b>PARKING</b>	3 spaces
<b>TOTAL BUILDING SIZE</b>	52,982 SF +/-	<b>RESTROOMS</b>	None
<b>AVAILABLE SIZE</b>	6,500 SF +/-	<b>SPRINKLER</b>	None
<b>AVAILABLE OFFICE SIZE</b>	0 SF	<b>HVAC</b>	Gas heat
<b>YEAR BUILT</b>	1957 w/ additions	<b>LIGHTING</b>	Fluorescent
<b>CONSTRUCTION</b>	Masonry, Metal	<b>ELECTRICAL SERVICE</b>	Single phase
<b>GATED ENTRANCE</b>	No	<b>WATER</b>	None
<b>ROOF</b>	Metal	<b>LEASE RATE</b>	\$6/SF MG (+heat)
<b>CLEAR HEIGHT</b>	16'		

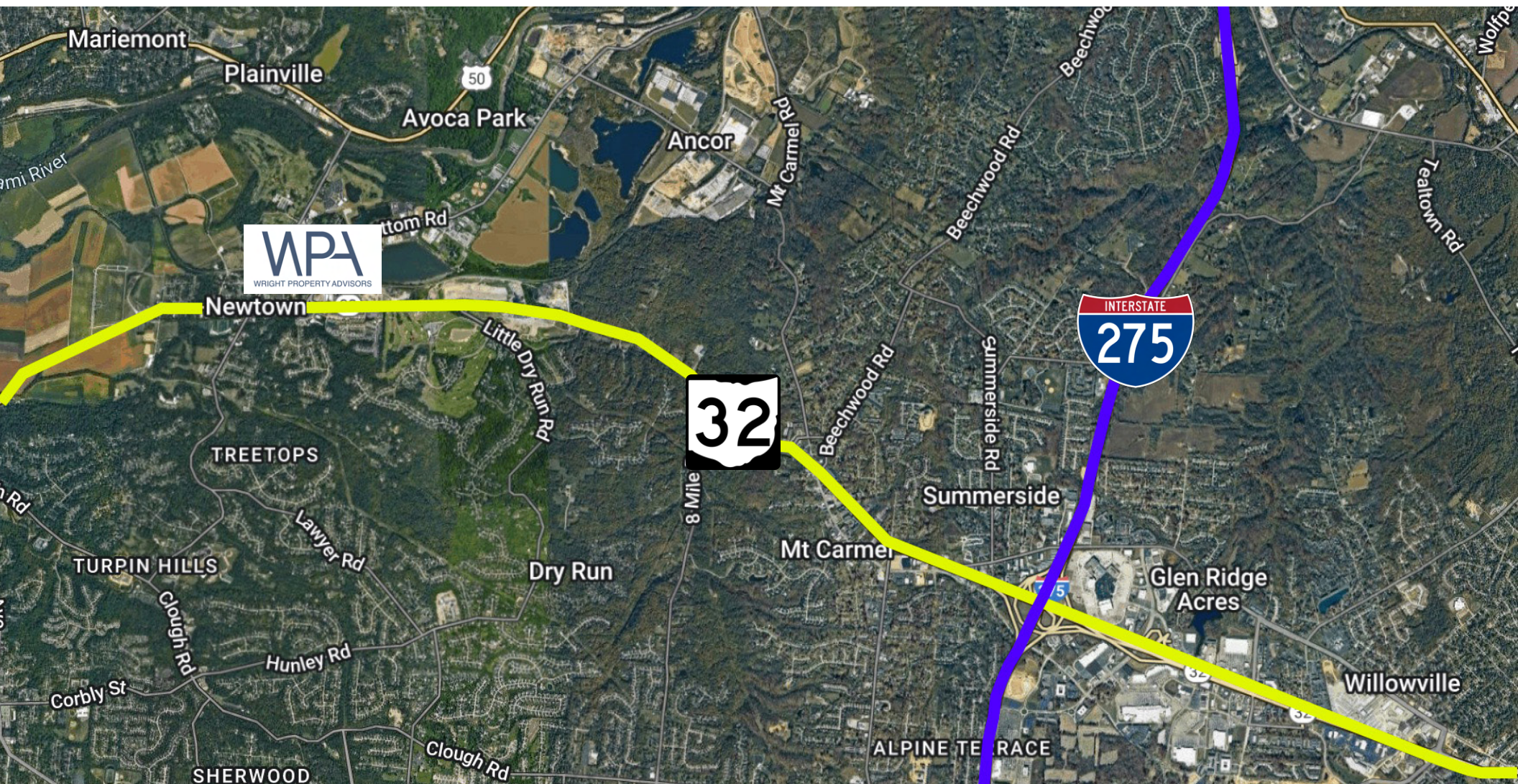
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# FLOOR PLAN



\*Dimensions are approximate and provided for guidance only. Floor plan measurements may be affected by equipment, fixtures, or limitations of the mapping software used.









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