

3737 Round Bottom Road

Cincinnati, OH 45244

Available

12,140 +/- SF

Building Size +/- 20,000 SF

Office/Warehouse



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4695 Lake Forest Drive, Suite 100, Cincinnati, OH 45242

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3737 Round Bottom Road offers a highly functional blend of office and warehouse space in a well-located suburban Cincinnati setting. The total building is approximately 19,210 SF, of which 4,050 SF of office and 3,900 SF of showroom is currently leased. The remaining 12,140 SF is available for lease and includes a mix of office, warehouse, and second-floor space.

Highlights:

- Office: ±2,000 SF (first floor, dedicated entrance)
- Warehouse: ±6,750 SF with functional layout and clear ceiling heights
- Second Floor/Mezzanine: ±3,390 SF, accessed by stairs (ideal for office, storage, or flex use)
- Shared Common Area: Restrooms are located in a shared common corridor between the available space and the leased office portion
- Drive-in door (16' tall)
- Dock door for additional loading flexibility
- Dedicated private entrance to the available space
- Surface parking with 50 spaces
- Convenient suburban location with access to major Cincinnati/NKY markets
- Flexible layout with office, warehouse, and mezzanine space
- Suitable for distribution, light industrial, showroom, or flex office uses
- Market-competitive asking rate of \$9.00/SF NNN
- Situated on 4.08 acres, allowing for building and/or parking lot expansion
- Climate controlled warehouse with fire suppression system

\$9.00/SF NNN

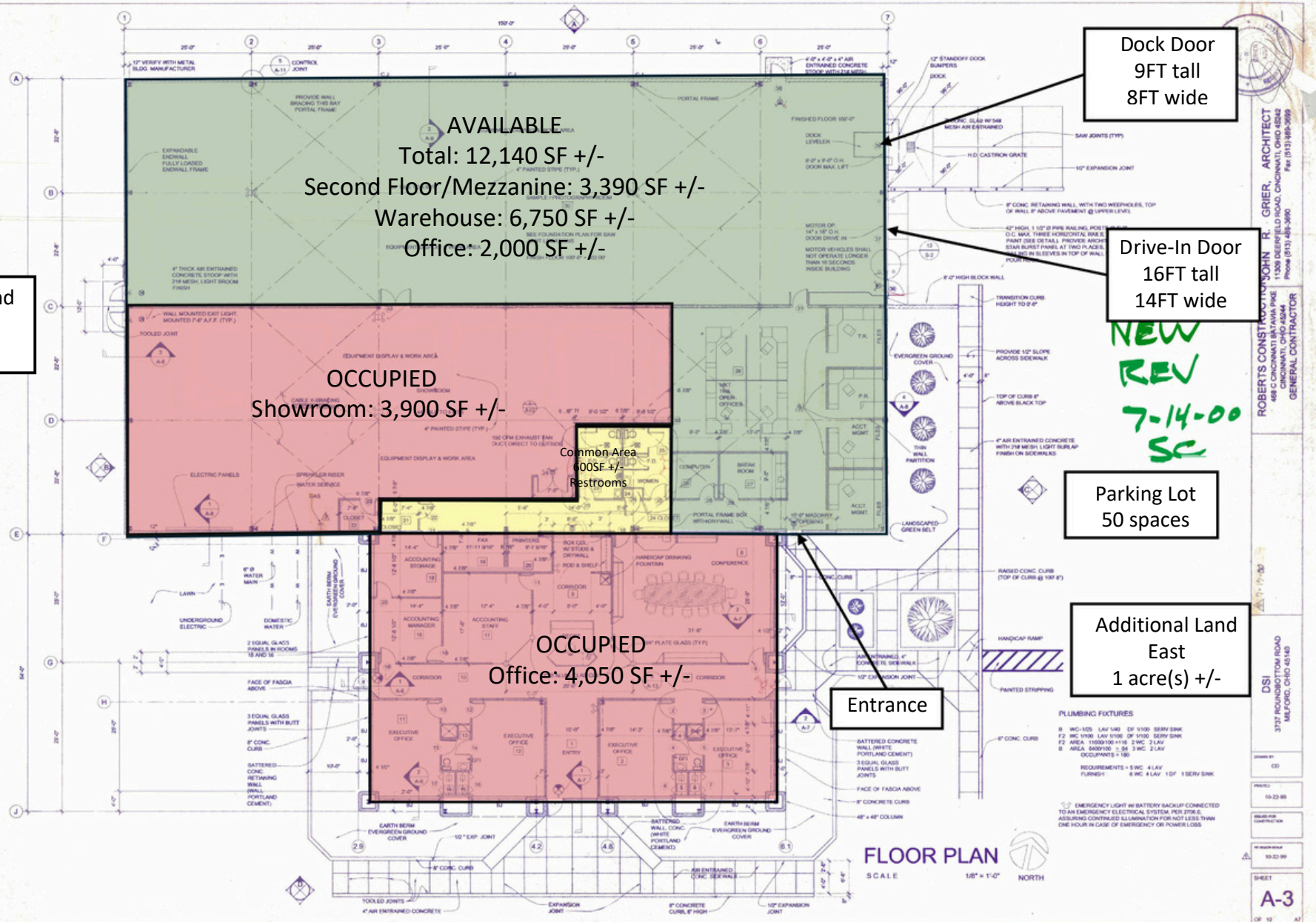


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THANK YOU

STAY CONNECTED



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