

# For Lease

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## 7849 Harrison Avenue Cincinnati, OH 45002

**Lot 1** – 2.5 Acres – fully fenced and lit - \$3,500/AC/MO

### Lot 2 - Red Area

- Front building - 4,500 SF - office/warehouse building
  - \$5,000/MO gross
    - Tenant responsible for landscaping, utilities, 50% of water/sewer, and pro-rated snow removal
    - Building has nice two-story office space that was recently renovated, in addition to a single-bay warehouse area.
- Back Building – 1,400 SF – service building
  - \$2,000/MO gross including 0.5 Acres of land
    - Tenant responsible for \$100/MO for utilities, landscaping around the building and share of snow removal.
    - Building has 1 drive-in door with no office space
- Additional Land - \$2,500/AC/MO Gross (roughly 10 acres; divisible)



LOCATION MAP





# Land Photos



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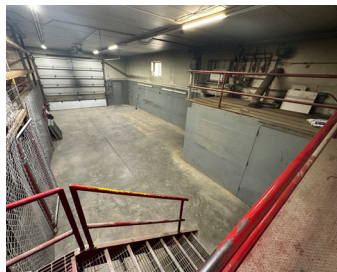
FOR LEASE



Front Building



Back Building



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