



# 10800 READING RD., SUITE D

CINCINNATI, OH 45241

AVAILABLE FOR LEASE

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## PROPERTY HIGHLIGHTS

### 5,000 SqFt

- Located in Evendale within minutes to I-275, I-75, I-71
- 12' x 14' drive-in door
- Dock high hydraulic lift
- Available 3/1/2025
- Lease Rate: \$8.25/SqFt NNN + \$2.12/SqFt OpEx/CAM

## PROPERTY DETAILS

Total SqFt:	5,000 (40'x125')
Warehouse SqFt:	4,900
Office SqFt:	800 (20'x40')
Clear Height:	15'6"-17'
Type Construction:	Pre-Engineered Metal with Masonry
Column Spacing:	16'x 62.5' and 22'9" x 62.5'
Roof:	Metal: Full Insulated
Year Built:	2000
Lighting:	LED
Electrical Service:	120/208V 3phase 400amps
Dock doors:	Space has interior hydraulic dock high lift at drive-in door
Drive-in door:	One (1): 12'w x 14'h
Sprinkler:	Yes-wet system
HVAC:	Natural Gas Fired Unit Heaters in Warehouse, full hvac in office
Parking Spaces:	9 spaces
Truck court:	75'
Restrooms:	One in office, one in warehouse with shower
Zoning:	Evendale: General Commercial

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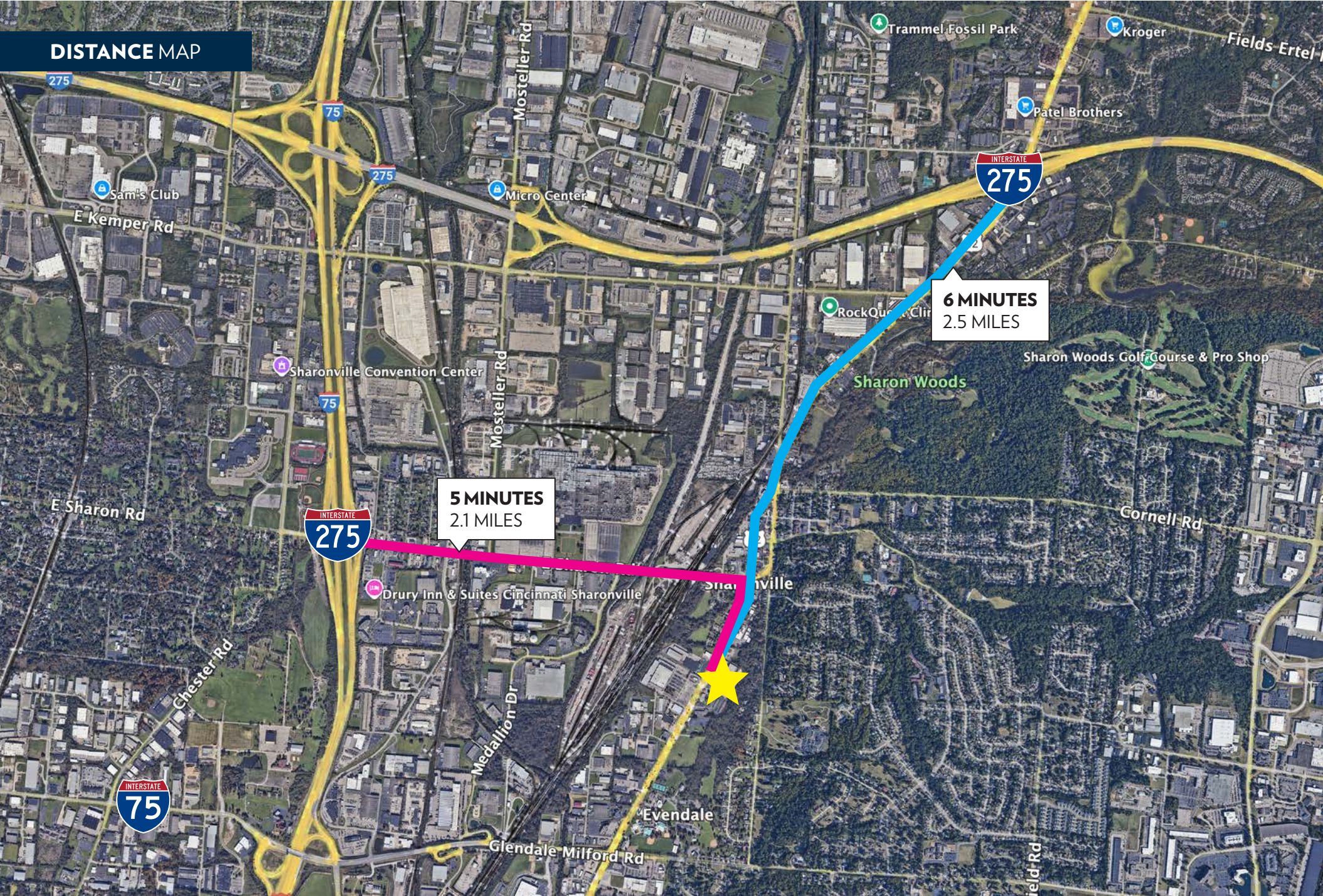
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## DISTANCE MAP





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