

CURÖ•BRKG

10,500 SF FOR LEASE
1000 KIELEY PLACE | CINCINNATI, OH 45217



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PROPERTY HIGHLIGHTS



SF AVAILABLE

- » 10,500 SF Warehouse Space
- » 4,645 SF Second Floor Office Space (optional)



PROPERTY UPDATES

- » New roof (2020)



ZONING

- » B-4 General Business District (St. Bernard)



LOCATION

- » Located in St. Bernard, minutes from SR-562, I-71, and I-75 with interstate visibility from SR-562 and I-75

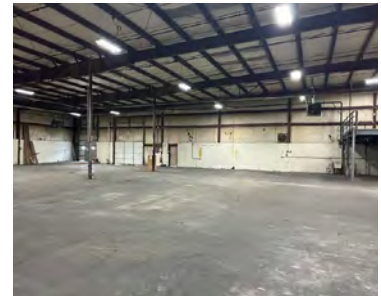


DISTANCE TO

- » **I-75:** 1.8 miles via Paddock Rd and SR-562
- » **CVG Airport:** 21.4 miles via I-75 S
- » **Cincinnati:** 9.6 miles via I-75 S
- » **Dayton:** 48.0 miles via I-75 N
- » **Columbus:** 118.0 miles via I-75 N and I-70 E

PROPERTY DETAILS

Total Building SF	±59,845
Available SF	10,500 SF + 4,645 SF Office Space (optional)
Warehouse SF	10,500 SF
Office SF	4,645 SF Second Floor Office Space (optional)
Dock Door	1 - 8' x 10' 1 - 12' x 8'
Clear Height	18'-21'
Lot Size	5.213 AC
Year Built	1970's (est.)
Construction	Pre-engineered metal/fully insulated
Lighting	LED
Column Spacing	25' x 50'
Sprinkler	Wet System
Electrical Service	2000amp service 208v 3ph-4wire
Heat	Natural gas-fired unit heaters & radiant tube heaters
Restrooms	One (1) - Single
Roof	• Replaced in 2020 • 80-mil TPO rhino-bond metal retrofit system • 20-year warranty
Parcel ID	582-0003-0001-00 (Hamilton County)



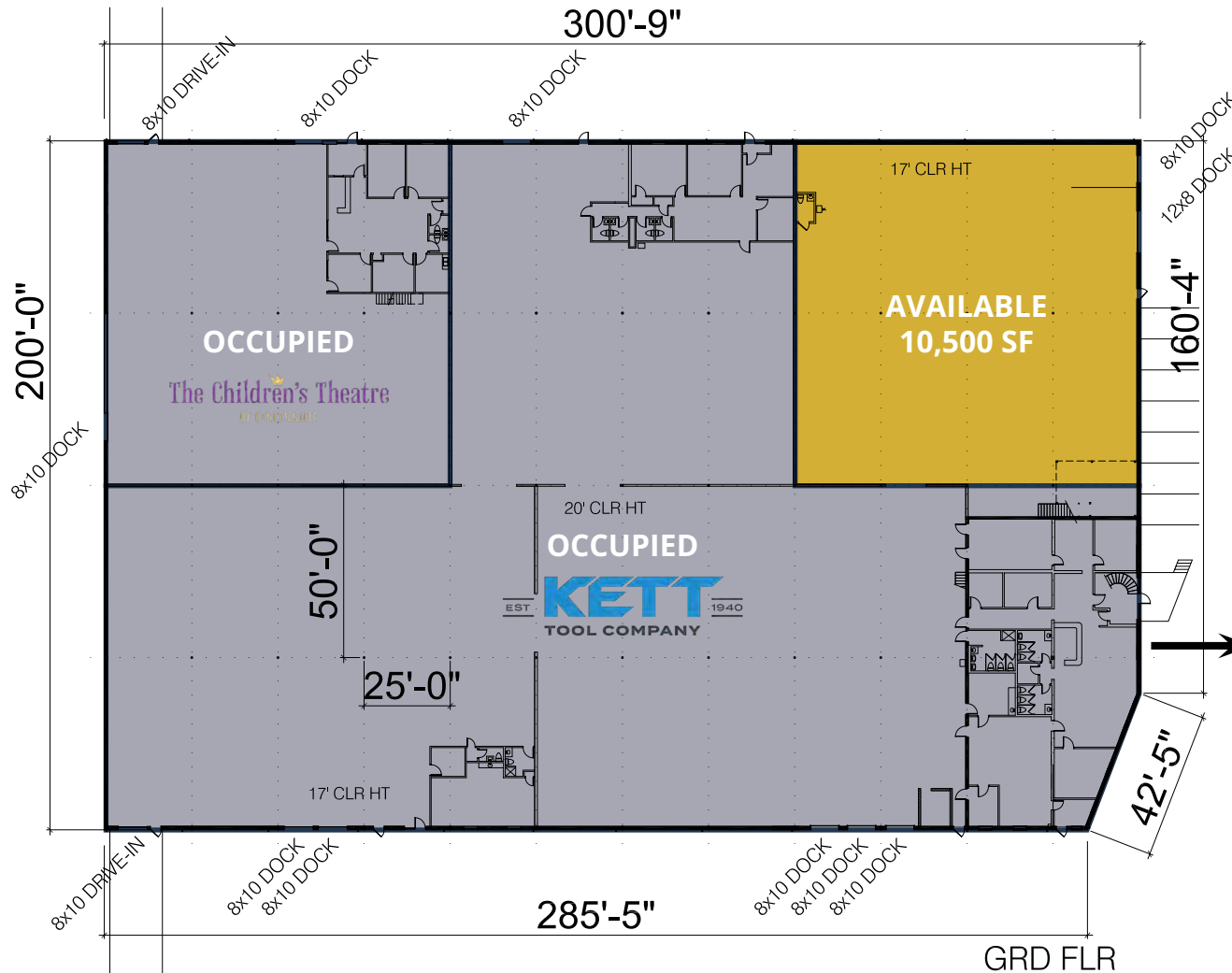
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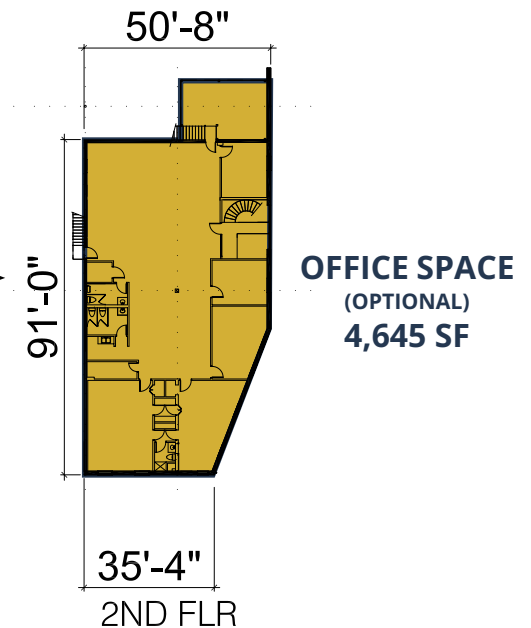
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FLOOR PLANS

1ST FLOOR PLAN*



2ND FLOOR OFFICE SPACE (OPTIONAL)*



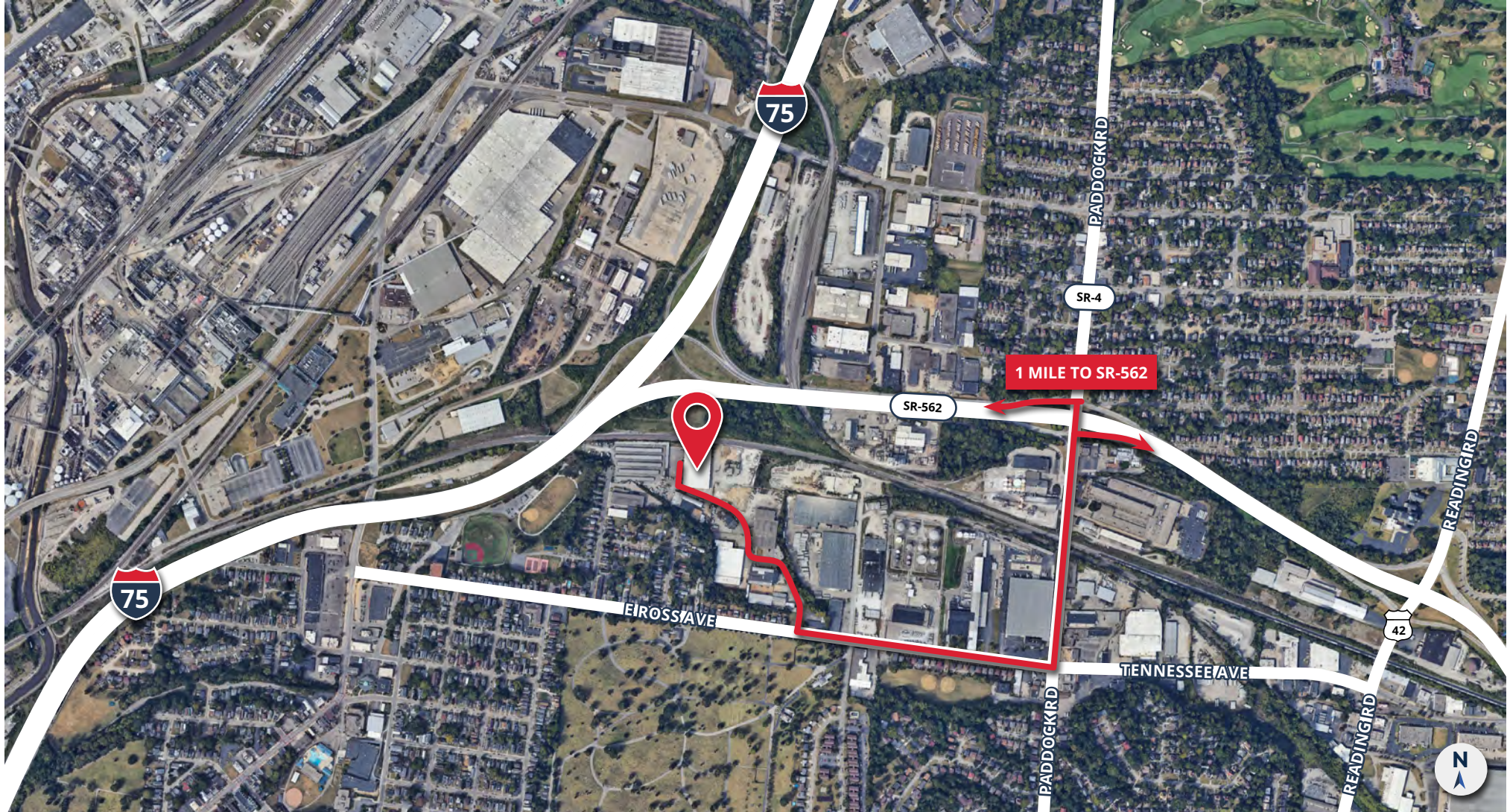
* Representative images -- Floor plans are not to scale

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AERIAL MAP



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