



# 1310-1330 KEMPER MEADOW DR.

CINCINNATI, OH 45240

AVAILABLE FOR LEASE

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## PROPERTY HIGHLIGHTS

### 13,605 SqFt Available

- Grass, gravel and natural forest courtyards with irrigated planted beds and a picnic grove.
- Newly remodeled spaces
- Proximity to restaurants, hotels and other amenities
- Ample Parking
- Strategically located less than one mile from Interstate 275 in Cincinnati's Northwest market
- Three (3) suites; 5,592 SqFt, 12,535 SqFt, and 13,605 SqFt
- Dock + Drive-in access
- Lease Rate: \$8.50/SqFt NNN + \$4.90/SqFt OpEx/CAM

 [CLICK HERE FOR AERIAL VIDEO](#)

 [CLICK HERE FOR THE 1330 360° TOUR](#)

## PROPERTY DETAILS

Total SqFt:	13,605
Warehouse SqFt:	11,229
Office SqFt:	2,376
Clear Height:	16'-17'
Year Built:	1988
Type Construction:	Steel, masonry, and concrete block
Lighting:	LED's throughout
Column Spacing:	Varies/irregular
Dock door:	Two (2) - 8'x9'
Drive-in door:	One (1) - 8'x9' with precast ramp
Sprinkler:	Wet system
Electrical Service:	480-volt, 3-phase, approximately 200-amps
Heat:	Natural gas and partial 100% HVAC
Roof:	Rubber
Truck court:	Heavy duty asphalt
Parking Lot:	Up to sixty (60) spaces
Restrooms:	One (1) set

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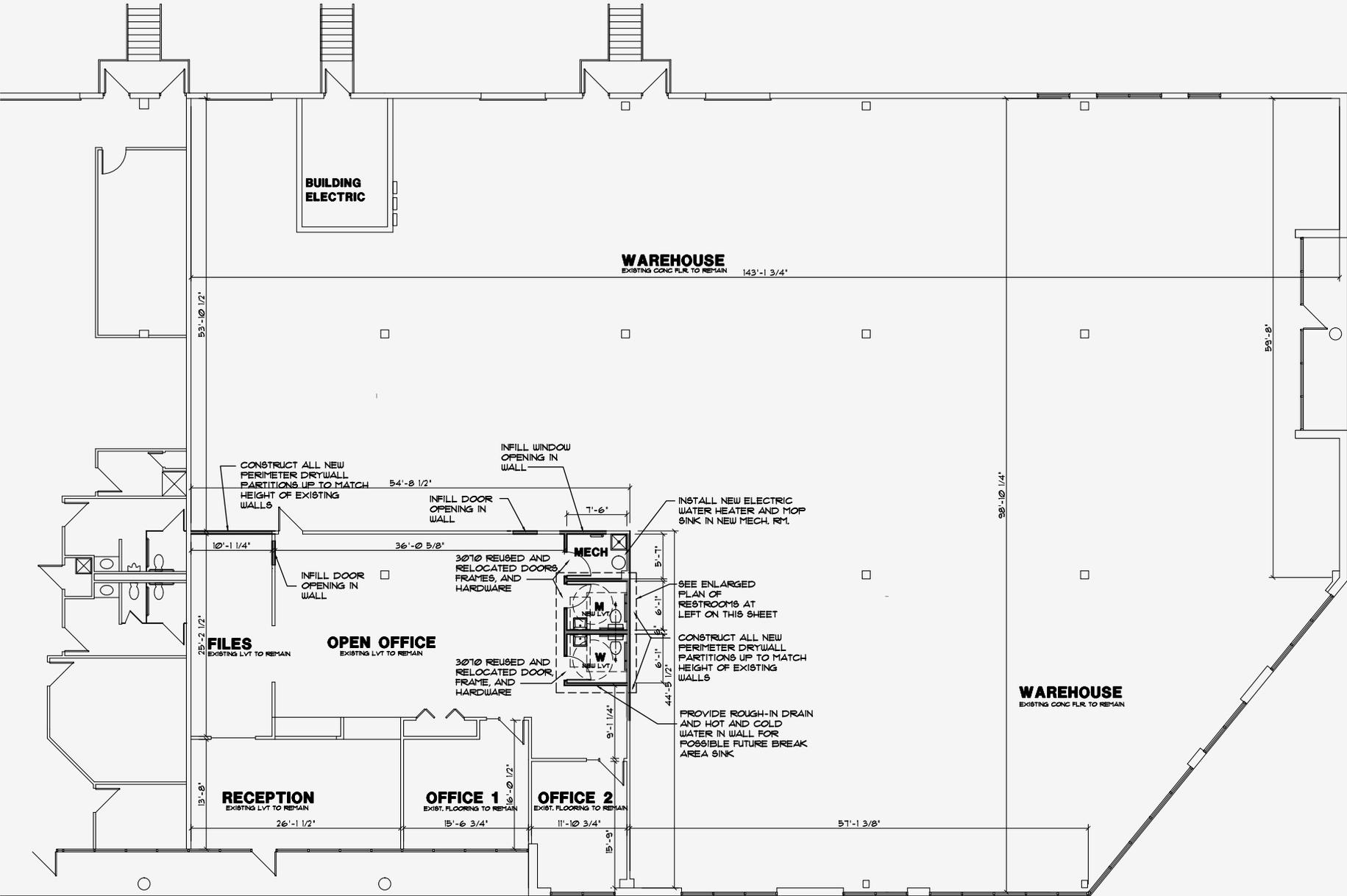
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## FLOOR PLAN

### 1330 - BUILDING C - SUITE 600



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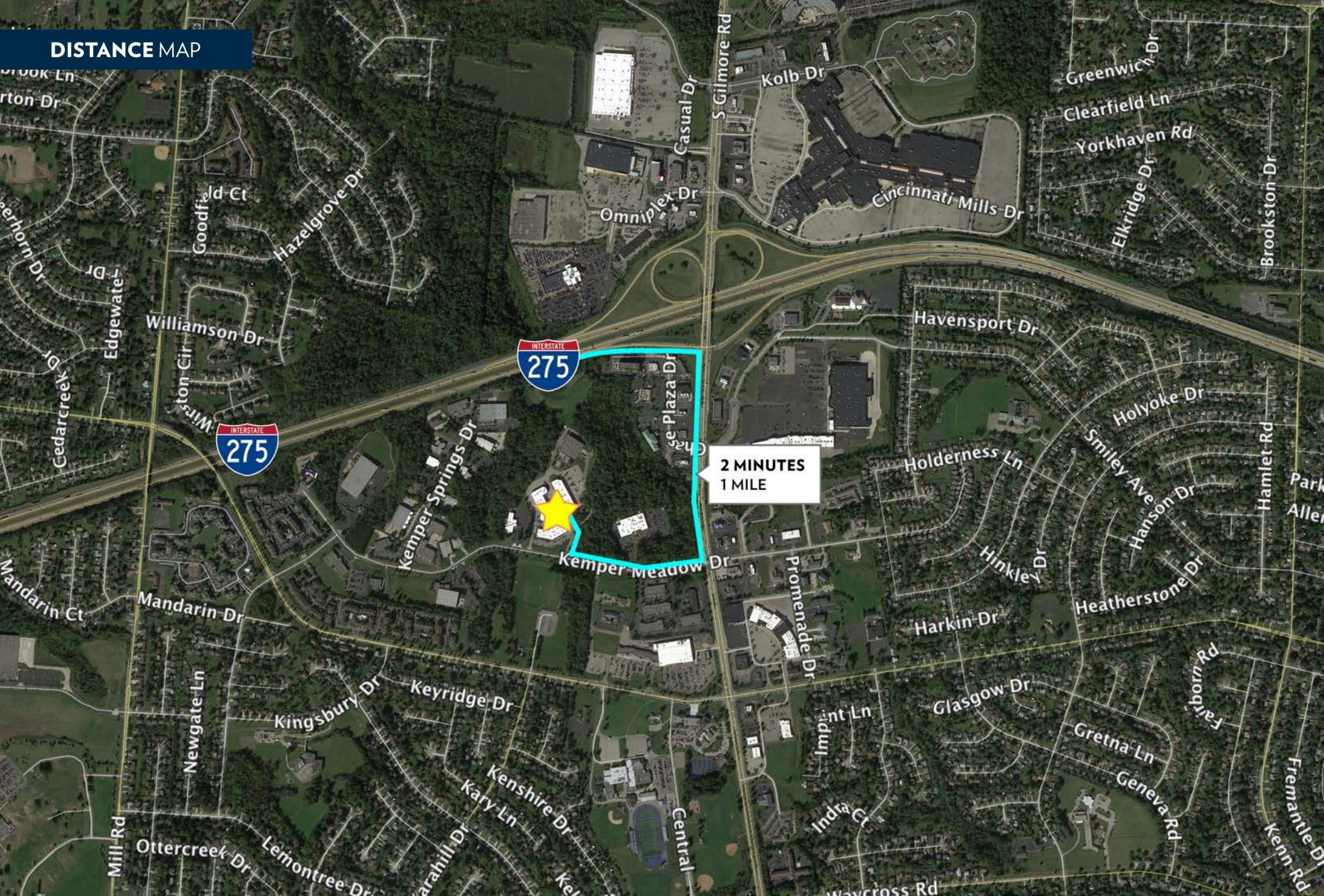
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## DISTANCE MAP



2 MINUTES  
1 MILE

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AVAILABLE SUITE



1330  
13,605 SF  
AVAILABLE

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## PARCEL OUTLINE



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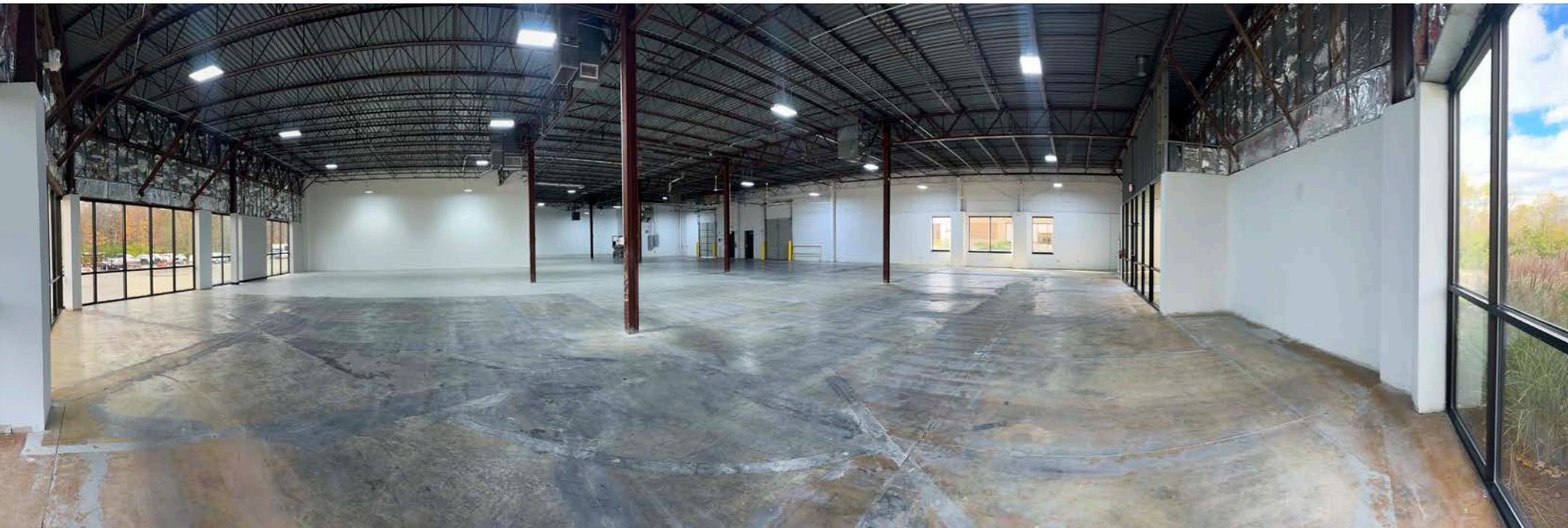
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