



1310 KEMPER MEADOW DR.

CINCINNATI, OH 45240

AVAILABLE FOR LEASE

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INFO@SQFTCOMMERCIAL.COM
(513) 843-1600
[SQFTCOMMERCIAL.COM](https://www.sqftcommercial.com)



PROPERTY HIGHLIGHTS

8,592 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
- 100% HVAC throughout
- Drive-in access, up to three (3) doors
- Lease Rate: \$8.50/SqFt NNN + \$5.16/SqFt OpEx/CAM

 [CLICK HERE FOR AERIAL VIDEO](#)

 [CLICK HERE FOR THE 360° TOUR](#)

PROPERTY DETAILS

Total SqFt:	8,592
Warehouse SqFt:	To Suit
Office SqFt:	8,592
Clear Height:	16'
Year Built:	1988
Type Construction:	Steel, masonry, and concrete block
Lighting:	LED's throughout
Column Spacing:	Varies/irregular
Dock door:	None
Drive-in door:	Up to Three (3) To Suit; 8'x10' up to 14'x14'
Sprinkler:	Wet system
Electrical Service:	3-phase, approximately 200-amps
Heat:	100% HVAC
Roof:	Rubber
Truck court:	Heavy duty asphalt
Parking Lot:	Approximately 25 spaces
Restrooms:	Three (3)

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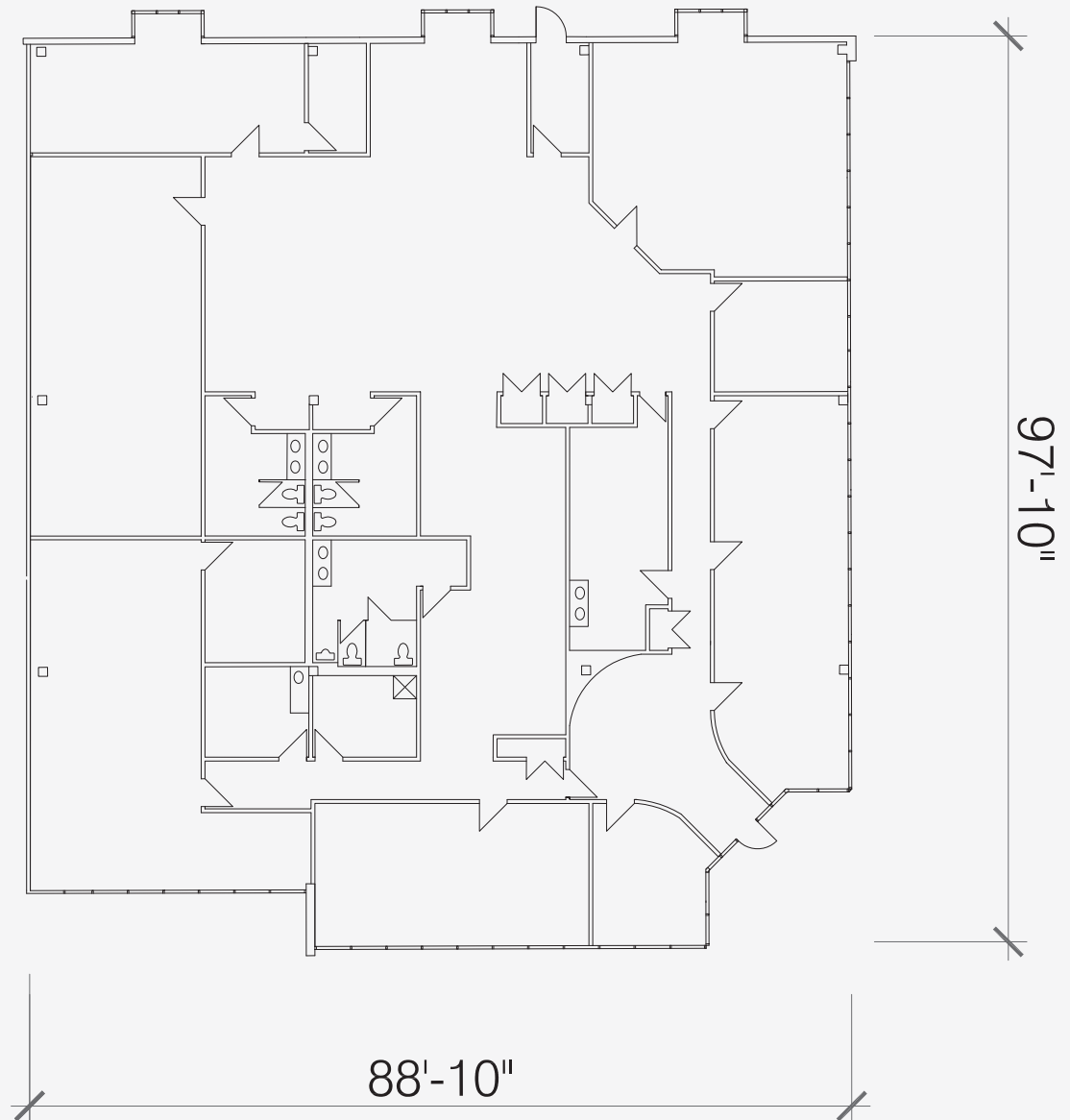
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FLOOR PLAN

SUITE C

OFFICE	8,505 SF
WHSE	0 SF
TOTAL	8,505 SF



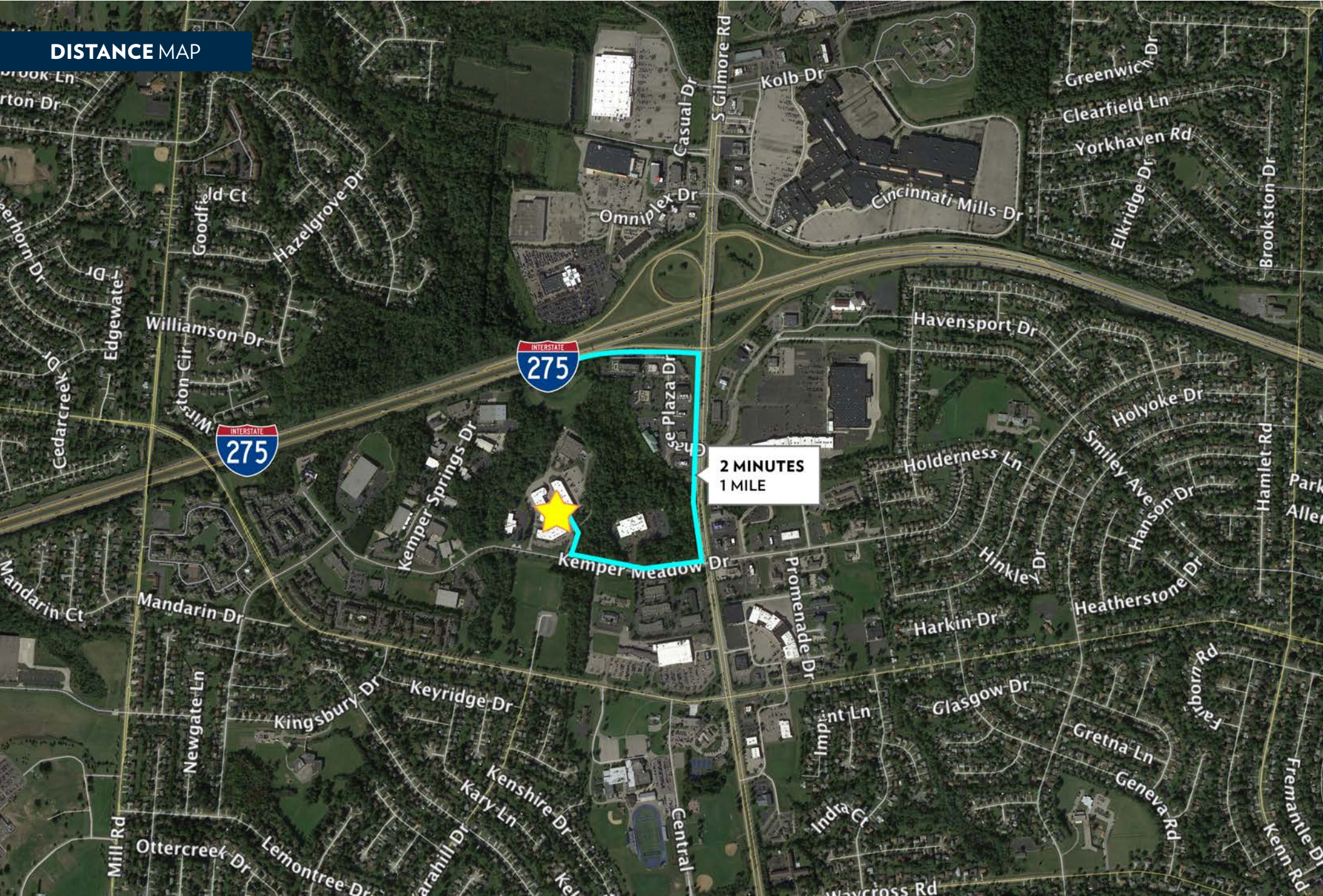
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DISTANCE MAP



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AVAILABLE SUITE

1310
8,592 SF
AVAILABLE



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PARCEL OUTLINE



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