

# 10800 Reading Road, Units B & C

## Cincinnati, OH 45241

Reading Road/McSwain Drive

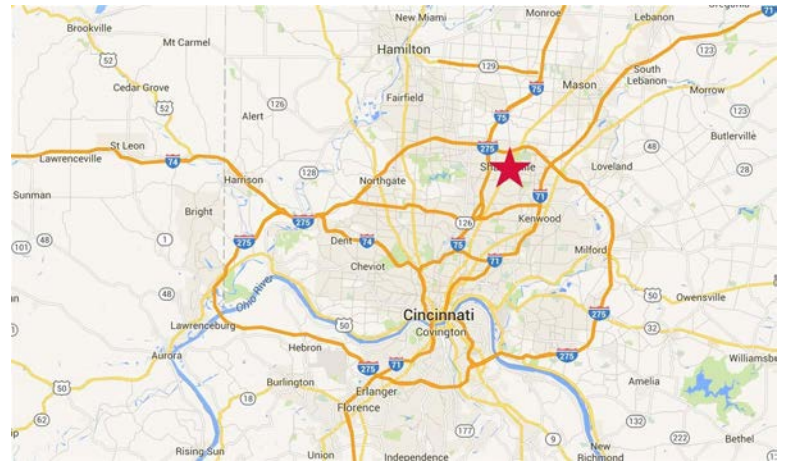


## Office/Warehouse Space for Lease

As exclusive agents, we are pleased to offer the following space for lease:

### FEATURES

- ◆ Two 5,000 SF suites available
- ◆ Spaces can be combined
- ◆ 780 SF office/showroom
- ◆ Great Access to I-75
- ◆ Drive-in
- ◆ Dock high hydraulic lift
- ◆ Surrounded by retail amenities



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### TRAFFIC COUNTS

- ◆ Reading Road N of Glendale  
Milford Road = =17,298 AADT in  
2009

## Newmark Grubb Knight Frank

Retail

One East Fourth Street, Suite 500, Cincinnati, OH, 45202

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**10800 Reading Road, Units B & C**  
**Cincinnati, OH 45241**



**Address/City/County:** 10800 Reading Road  
Evendale/Hamilton County

**Square Footage:** Two 5,000 SF Suites

**Office Area:** 780 SF in each suite

**Date of Construction:** 2000

**Type of Construction:** Pre-engineered metal

**Zoning:** General Commercial

**Clearance Height:** 18'-20'

**Floor:** Concrete

**Drive in Doors:** 12' x 14'

**Truck Doors:** Dock hydraulic lift

**Sprinkler:** Yes

**Lighting:** New LED fixtures

**Parking:** 10

**Electric:** 3 phase, 120/208 volts, 400 amps

**Roof:** Pitched metal

**Heat & A/C:** Gas unit heaters in warehouse HVAC in office

**Miscellaneous:** Exhaust fans. Two restrooms.

**Lease Rate:** \$5.50 PSF + \$1.00 PSF expenses