

10800 READING ROAD, UNIT C

CINCINNATI, OH 45241

Reading Road/McSwain Drive



OFFICE/WAREHOUSE SPACE FOR LEASE

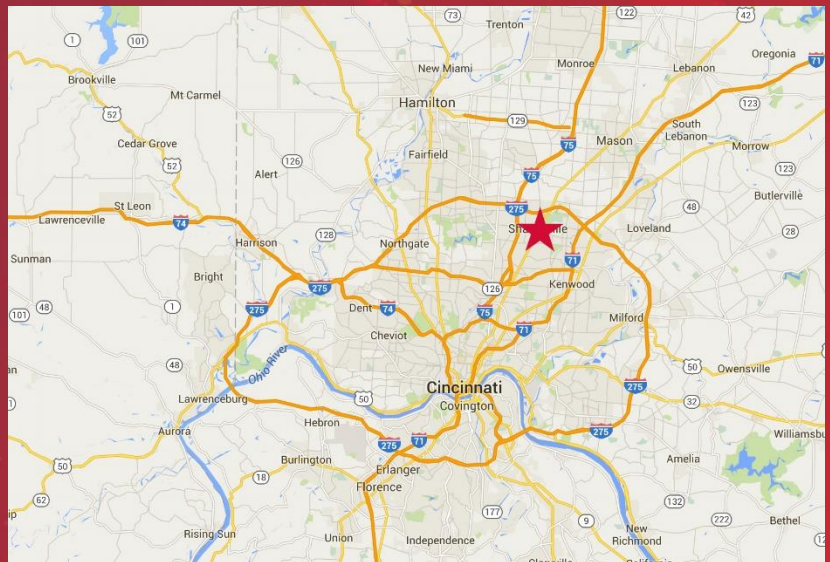
As exclusive agents, we are pleased to offer the following space for lease:

FEATURES

- ◆ 5,000 SF suite available
- ◆ 780 SF office/showroom
- ◆ Great Access to I-75
- ◆ Drive-in
- ◆ Dock high hydraulic lift
- ◆ Surrounded by retail amenities

TRAFFIC COUNTS

- ◆ Reading Road N of Glendale
Milford Road = =16,813 AADT in 2013



**Newmark
Knight Frank**

CHRIS NACHTRAB

Managing Director

513.864.6042

chris.nachtrab@ngkf.com

TC BARTOSZEK

Associate Director

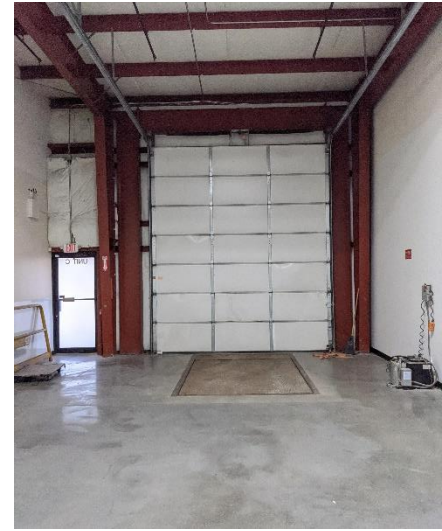
513.864.6046

tc.bartoszek@ngkf.com

The information contained herein has been deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

10800 READING ROAD, UNIT C

CINCINNATI, OH 45241



Electrical Service:

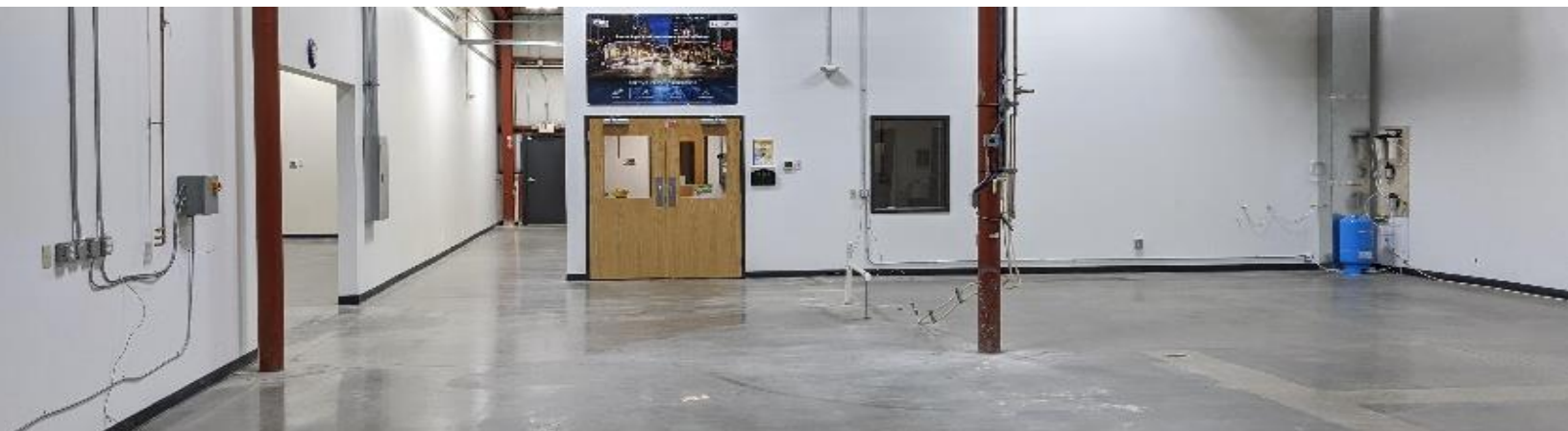
-400Amp, 3phase, 4 wire, 208/120V service. 400Amp Main Circuit Breaker and a 42 position panel located at the rear of the warehouse

HVAC Service Front Office:

-Gas furnace located in drop ceiling
-3Ton AC System for office

HVAC Warehouse:

3-Gas furnaces located at the rear of the warehouse
3-5ton AC units for the warehouse area
1-3ton mini split for the "clean room"



CHRIS NACHTRAB

Managing Director
513.864.6042
chris.nachtrab@ngkf.com

TC BARTOSZEK

Associate Director
513.535.0563
tc.bartoszek@ngkf.com

The information contained herein has been deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.