

FOR SALE or LEASE

29,188 SF



TURLEY
MARTIN
TUCKER

Commercial Real Estate Services

For more information, contact:

Ben McNab, SIOR, CCIM
Tom McCormick, SIOR, CCIM

Colliers Turley Martin Tucker
221 E. Fourth Street, 26th Floor
Cincinnati, OH 45202

Telephone: 513-421-4884

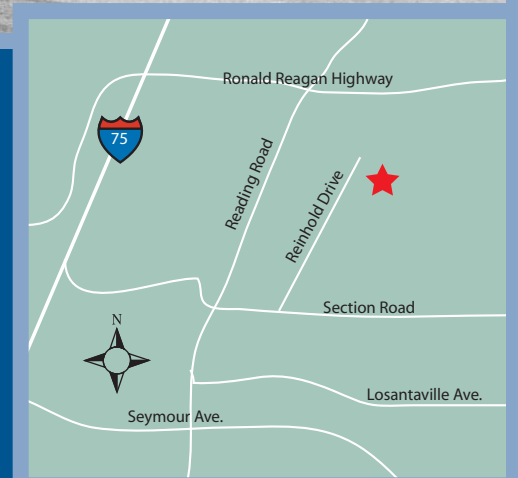
Facsimile: 513-421-1215

bmcnab@ctmt.com or

tmccormick@ctmt.com

7676 Reinhold Drive Cincinnati, OH

- 29,188 SF Total
- 7,328 SF Office
- 21,860 SF Warehouse
- 1.460 Acres



7676 Reinhold Drive Cincinnati, OH FOR SALE or LEASE

Total Square Footage: 29,188 SF
Office Square Footage: 7,328 SF
Warehouse Square Footage: 21,860 SF
Lot Size: 1.460 Acres
Year Built: 1959
Zoning: MG
Type of Construction: Block and brick
Floor Construction: 6" Concrete (est.)
Clearance Height: 10'-12'
Roof: Rubber membrane roof (2005)
Heat: Gas forced air
Lighting: Fluorescent
Docks: Five (5)
Drive-In: None
Electric: 240 volt, 3 phase, 400 amp (est.)
Sprinkler System: None
Parking: 20 spaces

Miscellaneous: Well maintained building
Central Location
100% Air-Conditioned

Operating Expenses: \$0.75/SF

Sale Price: \$850,000 (\$29.12/SF)

Lease Price: \$3.00/SF Net

