

# Office Space For Lease

# St. Bernard, Ohio



## FEATURES

- **4,500 SF Office Space Available**
- 19,480 Total SF
- GREAT Highway Visibility/Access
- .01 Mile to I-75
- One Drive-In Door
- Three Truck Docks

## LOCATION

**4060 Rev Drive  
Cincinnati (St. Bernard), OH 45232**

## CONTACT

**Frank Torbeck, SIOR**

**frank.torbeck@everestrealstate.com**

**513/769-2505**



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COMMERCIAL REAL ESTATE SERVICES

WEB [www.everestrealstate.com](http://www.everestrealstate.com) TEL 513-769-2500 FAX 513-769-2512

9912 Carver Road, Sycamore Office Park, Suite 100, Cincinnati, Ohio 45242

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# 4060 Rev Drive

<b>Address/City/County:</b>	4060 Rev Drive Cincinnati (St. Bernard)/Hamilton Cty.
<b>Total Square Feet:</b>	19,480 SF
<b>Office Area:</b>	4,500 SF Available (14,980 SF warehouse is leased)
<b>Land Size:</b>	1.332 Acres
<b>Date of Construction:</b>	1973
<b>Type of Construction:</b>	Brick, block, steel
<b>Zoning:</b>	M-G City of Cincinnati
<b>Clearance Height:</b>	18"
<b>Floor:</b>	Concrete
<b>Drive In Door:</b>	(1) 12'w x 14'h
<b>Truck Docks:</b>	(3)
<b>Lighting:</b>	Metal halide
<b>Parking:</b>	30 spaces
<b>Electric:</b>	277/480 Volt (3) Phase
<b>Roof:</b>	Flat tar/gravel
<b>Heat:</b>	Natural gas & forced air units
<b>Sprinklers:</b>	Wet
<b>2007 Annual Taxes:</b>	\$13,415.50 (4,500 SF tenant responsible for 22%)
<b>Lease Rate:</b>	\$6.00/SF Net for the 4,500 SF office



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## FOR MORE INFORMATION, CONTACT:

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