

# Industrial Building For Lease

# Oakley, OH

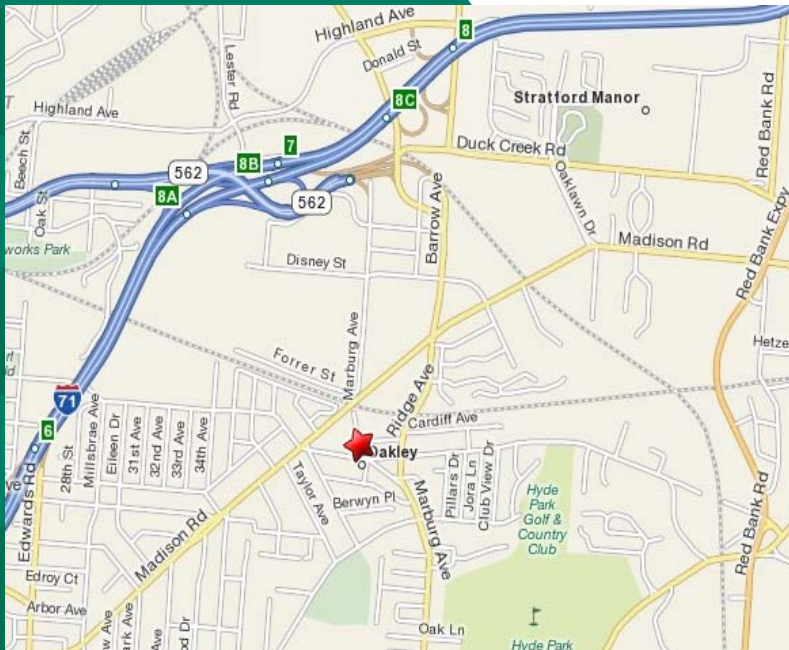


## FEATURES

- 10,000 SF Available
- 1,500 SF additional office available
- Two 25 ton cranes
- Two drive-in doors 18' x 20'
- Great access to Norwood Lateral and I-71
- 40' clear height

## LOCATION

**4400 Marburg Avenue  
Cincinnati, OH 45209**



## CONTACT

**Adam Simon**

adam.simon@everestrealstate.com  
513/769-2507

**Mike Luning**

mike.luning@everestrealstate.com  
513/769-2506



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

Everest is the Greater Cincinnati/  
Northern Kentucky affiliate for:



A world of real estate expertise  
with over 200 offices  
in Canada, U.S., Europe,  
Asia, South America,  
and Australia.

# 4400 Marburg Avenue

<b>Address/City/County:</b>	4400 Marburg Avenue Cincinnati/Hamilton Cty.
<b>Square Footage:</b>	100,000 Total SF (10,000 SF Available)
<b>Office Area:</b>	1,500 SF available
<b>Land Size:</b>	5.66 acres
<b>Date of Construction:</b>	1930
<b>Type of Construction:</b>	Pre-engineered metal
<b>Zoning:</b>	M2
<b>Clearance Height:</b>	40'
<b>Floor:</b>	Concrete
<b>Drive In Doors:</b>	Two - 18' x 20'
<b>Cranes:</b>	Two 25 ton cranes
<b>Lighting:</b>	Metal halide
<b>Parking:</b>	25
<b>Electric:</b>	2200 amps/480 volts
<b>Roof:</b>	Pitched metal
<b>Heat &amp; A/C:</b>	Radiant heat
<b>Miscellaneous:</b>	Air filtration units
<b>Lease Rate:</b>	\$6.28/SF Gross



[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

## FOR MORE INFORMATION, CONTACT

### Adam Simon

[adam.simon@everestrealstate.com](mailto:adam.simon@everestrealstate.com)

513/769-2507

### Mike Luning

[mike.luning@everestrealstate.com](mailto:mike.luning@everestrealstate.com)

513/769-2506

Everest is the Greater Cincinnati/  
Northern Kentucky affiliate for:



A world of real estate expertise  
with over 200 offices  
in Canada, U.S., Europe,  
Asia, South America,  
and Australia.