

# Industrial Building For Lease

## 5145 Fischer Place Cincinnati, OH

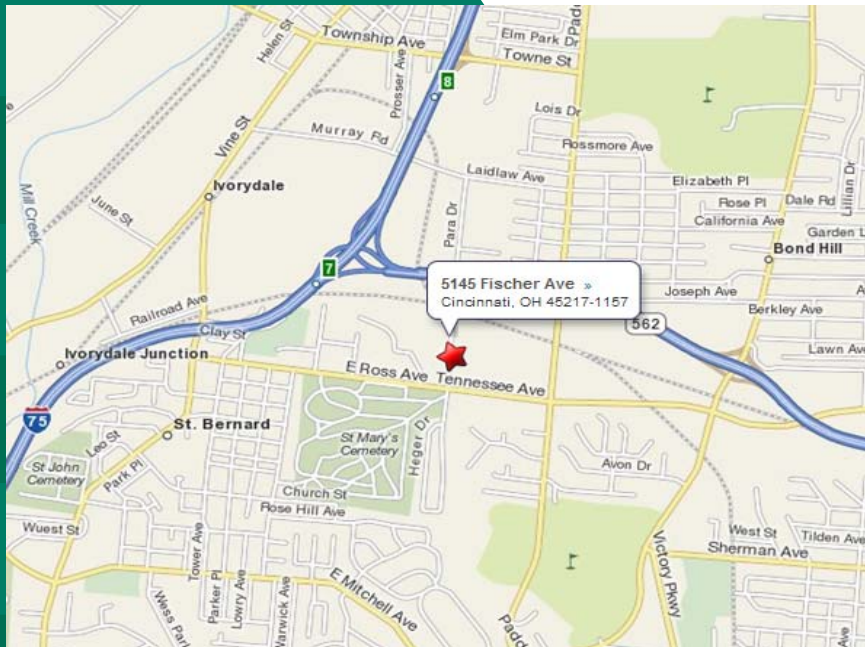


### FEATURES

- **50,000 SF Available (divisible)**
- Good access to the Norwood Lateral
- Clean economical space
- Ample parking
- Five docks with levelers
- One drive-in door

### LOCATION

**5145 Fischer Place  
Cincinnati, OH 45217**



### CONTACT

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COMMERCIAL REAL ESTATE SERVICES

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and Australia.

# 5145 Fischer Place

<b>Address/City/County:</b>	5145 Fischer Place/Cincinnati/Hamilton Cty.
<b>Square Footage:</b>	50,000 SF (divisible)
<b>Office Area:</b>	5,200 SF
<b>Date of Construction:</b>	1941
<b>Type of Construction:</b>	Masonry walls w/metal panels
<b>Zoning:</b>	B-4 General Business
<b>Clearance Height:</b>	11'
<b>Column Spacing:</b>	24' x 20'
<b>Floor:</b>	Concrete
<b>Drive In Doors:</b>	One 10' x 10'
<b>Truck Doors:</b>	One 8' x 10' with leveler Four 10' x 10' with leveler
<b>Sprinkler:</b>	Wet System
<b>Lighting:</b>	Mercury vapor & fluorescent
<b>Electric:</b>	100 amp, 120/240 volt, 3 phase
<b>Roof:</b>	Tar and gravel built up
<b>Heat &amp; A/C:</b>	Gas fired unit heaters and air conditioning in office
<b>Lease Rate:</b>	\$2.50/SF Gross



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## FOR MORE INFORMATION, CONTACT

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