

# Office/Warehouse For Lease

## 671 Wilmer Avenue



### FEATURES

- **3,800 SF Available**
- Dock and drive-in access
- Access to Route 50 and Route 52
- 1 & 3 Phase Electric

### LOCATION

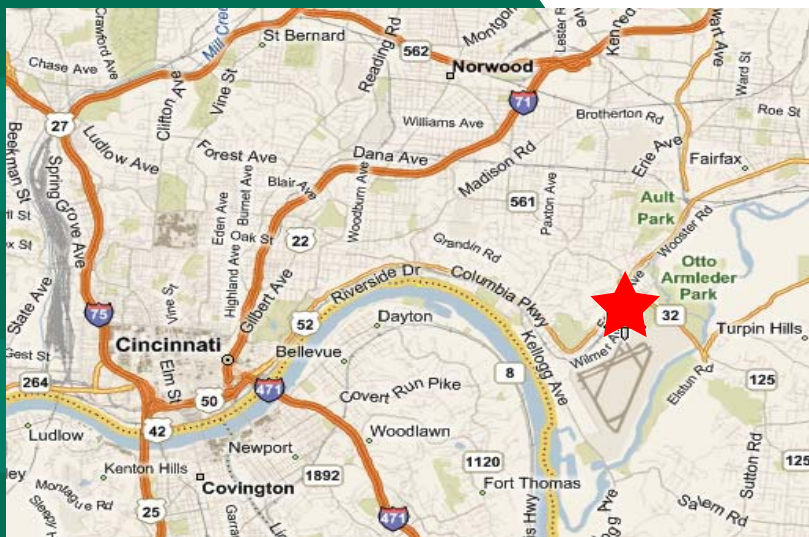
**671 Wilmer Avenue  
Cincinnati, OH 45226**

### CONTACT

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COMMERCIAL REAL ESTATE SERVICES

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# 671 Wilmer Avenue

<b>Address/City/County:</b>	671 Wilmer Avenue/Cincinnati/Hamilton Cty.
<b>Square Footage Available:</b>	3,800 SF (3,000 SF office)
<b>Date of Construction:</b>	1982
<b>Type of Construction:</b>	Block
<b>Zoning:</b>	Industrial
<b>Clearance Height:</b>	10'-12'
<b>Floor:</b>	Concrete
<b>Drive In Doors:</b>	One 10' x 10'
<b>Truck Doors:</b>	One 8' x 8'
<b>Lighting:</b>	Metal halide
<b>Electric:</b>	1 & 3 phase
<b>Heat &amp; A/C:</b>	Forced air with air conditioning (office) Suspended gas units (warehouse)
<b>Lease Rate:</b>	\$5.00-\$6.00/SF Gross



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FOR MORE INFORMATION, CONTACT

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