

# Warehouse/Storage Available for Lease

# Kenwood

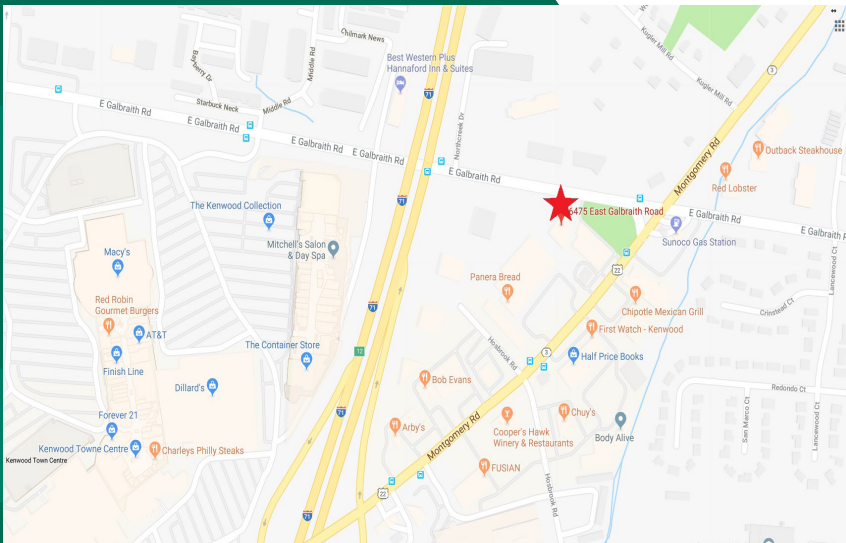


## FEATURES

- **8,152 SF Available**
- 110 SF Office Area
- 8,042 SF Warehouse
- One truck dock
- Parking for 10+ vehicles
- Great Kenwood location!
- Easy access to I-71

## LOCATION

**6475 E. Galbraith Road  
Cincinnati (Kenwood), OH 45236**



## CONTACT

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COMMERCIAL REAL ESTATE SERVICES

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9902 Carver Road, Sycamore Office Park, Suite 105, Cincinnati, Ohio 45242

# 6475 E. Galbraith Road

<b>Address/City/County:</b>	6475 E. Galbraith Road Cincinnati/Hamilton County
<b>Square Footage:</b>	8,152 SF
<b>Office Area:</b>	110 SF (10' x 11')
<b>Warehouse Area:</b>	8,042 SF
<b>Date of Construction:</b>	1978
<b>Type of Construction:</b>	Concrete block
<b>Zoning:</b>	E Retail
<b>Clearance Height:</b>	10'
<b>Floor:</b>	Concrete
<b>Truck Doors:</b>	One
<b>Sprinkler:</b>	Yes
<b>Lighting:</b>	Strip fluorescent
<b>Parking:</b>	10+ Vehicles
<b>Electric:</b>	240V, 3-phase
<b>Heat:</b>	Electric (3) unit heaters
<b>Lease Rate:</b>	\$4.50 PSF NNN (\$0.40 CAM)



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FOR MORE INFORMATION, CONTACT

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