

INDUSTRIAL / WAREHOUSE SPACE FOR LEASE

821 MELBOURNE STREET

Cincinnati, OH 45229



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AVAILABLE: ± 12,445 SF (Divisible to 7,425 SF)

PRICING: \$7.50/SF Modified Gross

PROPERTY HIGHLIGHTS:

- 2 docks with pit levelers
- 2 drive-ins
- Less than 1-mile I-71 @ MLK Exit #3B
- Inside parking permitted
- Extra large drive-in



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FACT SHEET

Location:	Hamilton County	Sprinklers:	None
Total Building SF:	± 40,315 SF (2 Buildings)	Air Conditioning:	Window Units in Office Only
Available SF:	± 12,445 SF	Heating:	Gas Unit Heaters
Office SF:	± 572 SF	Restrooms:	1 – In Office Only
Land:	1.7 Acres	Parking:	Fenced Lot & On-street
Zoning:	MG – Manufacturing General	Lighting:	Halide & Fluorescent
Access to Expressways:	I-71 Exit #3B < 1-mile	Windows:	Glass Block in Office
Year Built:	1930, 1971, 2009 – Metal Bldg.	Skylights:	None
Construction:	Brick & Block / Metal Bldg.	Outside Security Lighting:	Yes
Roof:	Brick & Block Bldg. – Membrane Metal Bldg. – Pitched Metal	Electrical Service:	240V 3Phase
Column Spacing:	Brick & Block Bldg. – Varies Metal Bldg. – 27' x 37.5'	Gas & Electric:	Duke Energy
Floor:	Concrete	Water:	CWW
Clear Height:	16.5' – 20'	Sewer:	MSD
Loading Facilities:	2 Docks with Pit Levelers 2 Drive-ins (12'W x 14'H & 22'W x 15.5'H)	Auditor's Information:	060-0004-0170-00
Ventilation Fans:	Yes	Available:	30 Days
		Lease Rate:	\$7.50/SF Modified Gross

