

CURŌ•BRKG

**10,500 SF FOR LEASE**  
**1000 KIELEY PLACE | CINCINNATI, OH 45217**



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# PROPERTY HIGHLIGHTS



## SF AVAILABLE

- » 10,500 SF Warehouse Space
- » 4,645 SF Second Floor Office Space (optional)



## PROPERTY UPDATES

- » New roof (2020)



## ZONING

- » B-4 General Business District (St. Bernard)



## LOCATION

- » Located in St. Bernard, minutes from SR-562, I-71, and I-75 with interstate visibility from SR-562 and I-75

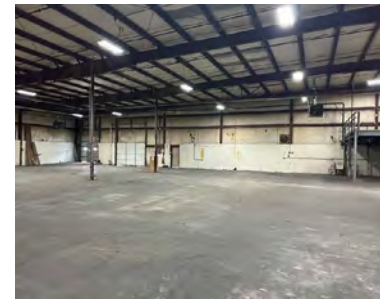


## DISTANCE TO

- » **I-75:** 1.8 miles via Paddock Rd and SR-562
- » **CVG Airport:** 21.4 miles via I-75 S
- » **Cincinnati:** 9.6 miles via I-75 S
- » **Dayton:** 48.0 miles via I-75 N
- » **Columbus:** 118.0 miles via I-75 N and I-70 E

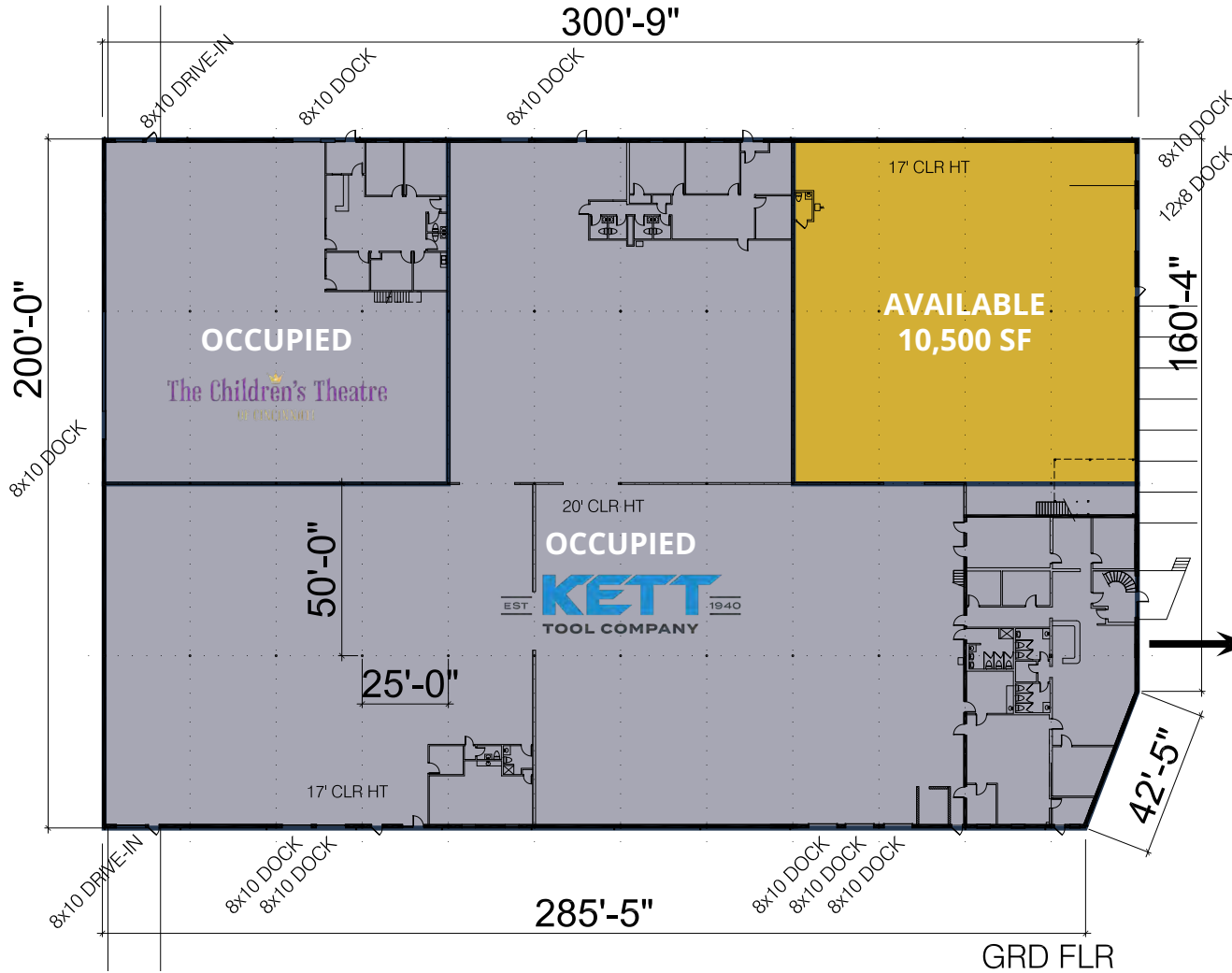
## PROPERTY DETAILS

<b>Total Building SF</b>	±59,845
<b>Available SF</b>	10,500 SF + 4,645 SF Office Space (optional)
<b>Warehouse SF</b>	10,500 SF
<b>Office SF</b>	4,645 SF Second Floor Office Space (optional)
<b>Dock Door</b>	1 - 8' x 10' 1 - 12' x 8'
<b>Clear Height</b>	18'-21'
<b>Lot Size</b>	5.213 AC
<b>Year Built</b>	1970's (est.)
<b>Construction</b>	Pre-engineered metal/fully insulated
<b>Lighting</b>	LED
<b>Column Spacing</b>	25' x 50'
<b>Sprinkler</b>	Wet System
<b>Electrical Service</b>	800 amps and 240v, 3-phase
<b>Heat</b>	Natural gas-fired unit heaters & radiant tube heaters
<b>Restrooms</b>	One (1) - Single
<b>Roof</b>	<ul style="list-style-type: none"><li>• Replaced in 2020</li><li>• 80-mil TPO rhino-bond metal retrofit system</li><li>• 20-year warranty</li></ul>
<b>Parcel ID</b>	582-0003-0001-00 (Hamilton County)

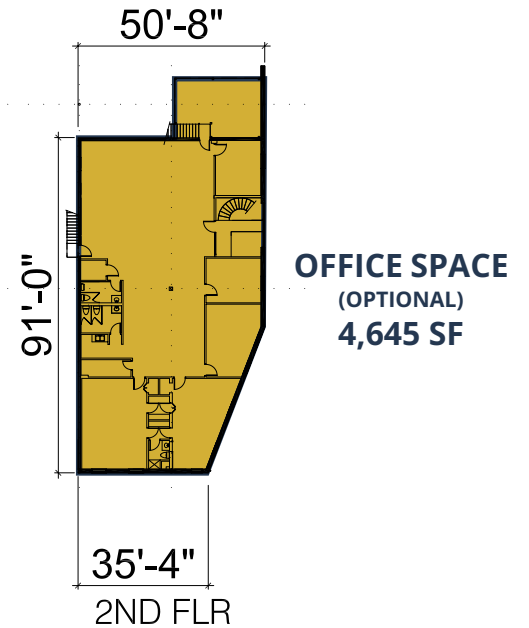


# FLOOR PLANS

## 1ST FLOOR PLAN\*



## 2ND FLOOR OFFICE SPACE (OPTIONAL)\*



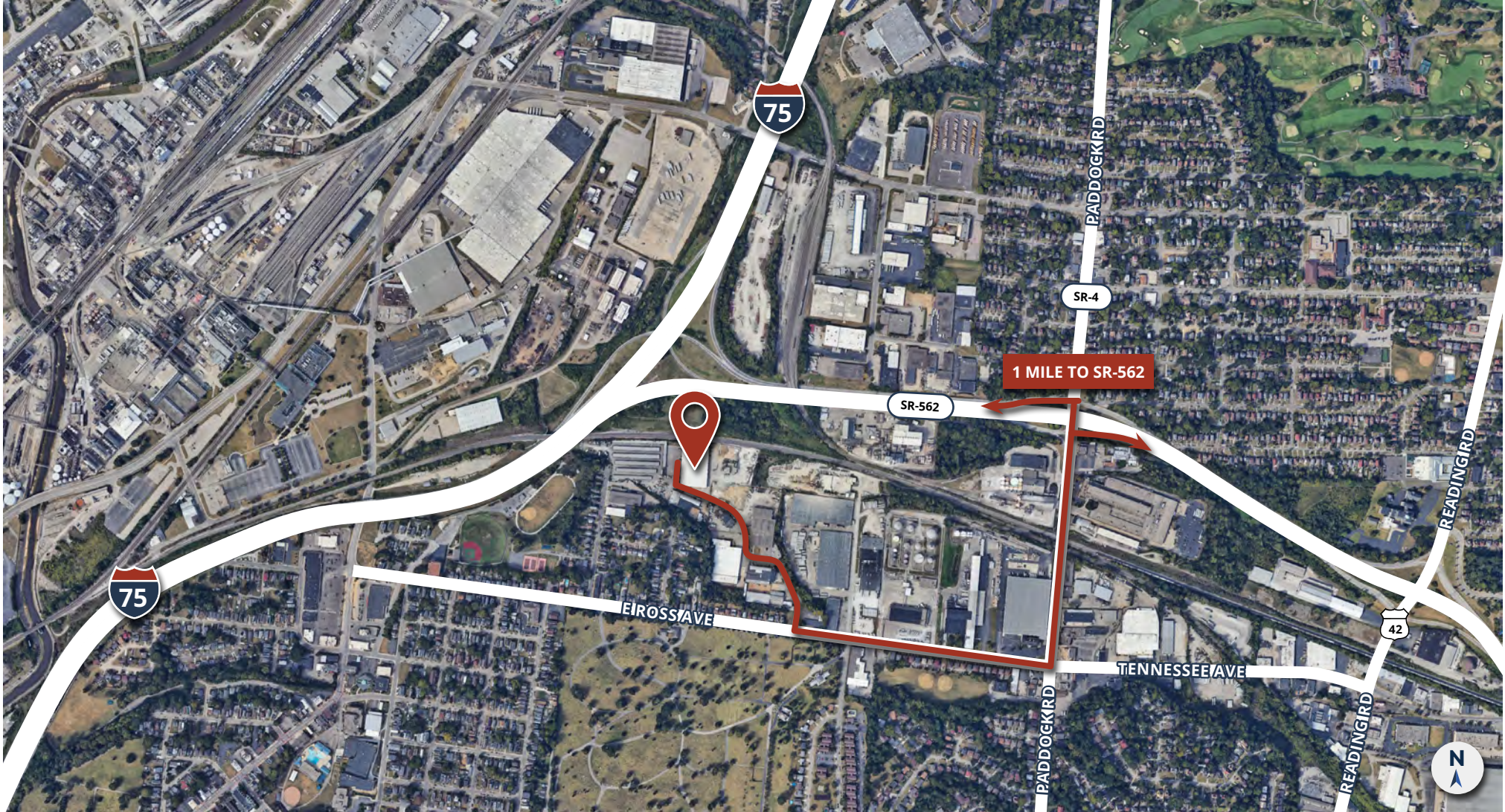
\* Representative images -- Floor plans are not to scale

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# AERIAL MAP



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