



1330 KEMPER MEADOW DR.

CINCINNATI, OH 45240

AVAILABLE FOR SALE

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PROPERTY HIGHLIGHTS

34,942 Total SqFt

- Grass, gravel and natural forest courtyards with irrigated planted beds and a picnic grove.
- Newly remodeled spaces
- Proximity to restaurants, hotels and other amenities
- Ample Parking
- Dock + Drive-in access
- Strategically located less than one mile from Interstate 275 in Cincinnati's Northwest market
- Three (3) suites: 6,999 SF (leased), 14,338 SF (leased), and 13,605 SF (vacant)
- Sale price: \$4,543,000 (\$130/SF)

 [CLICK HERE FOR AERIAL VIDEO](#)

 [CLICK HERE FOR THE 1330 360° TOUR](#)

 [CLICK HERE FOR AERIAL PHOTOS](#)

PROPERTY DETAILS

Total SqFt:	34,942
Occupied SqFt:	21,337
Available SqFt (Vacant):	13,605
Available Warehouse SqFt:	11,229
Available Office SqFt:	2,376
Clear Height:	16'-17'
Year Built:	1988
Type Construction:	Steel, masonry, and concrete block
Dock door:	Four (4)- 8' x 9'
Drive-in door:	One (1) - 8'x 9' with precast ramp
Sprinkler:	Wet system
Electrical Service:	480-volt, 3-phase
Heat:	Natural gas and partial 100% HVAC
Roof:	Rubber
Truck court:	Heavy duty asphalt
Parking Lot:	90 total spaces

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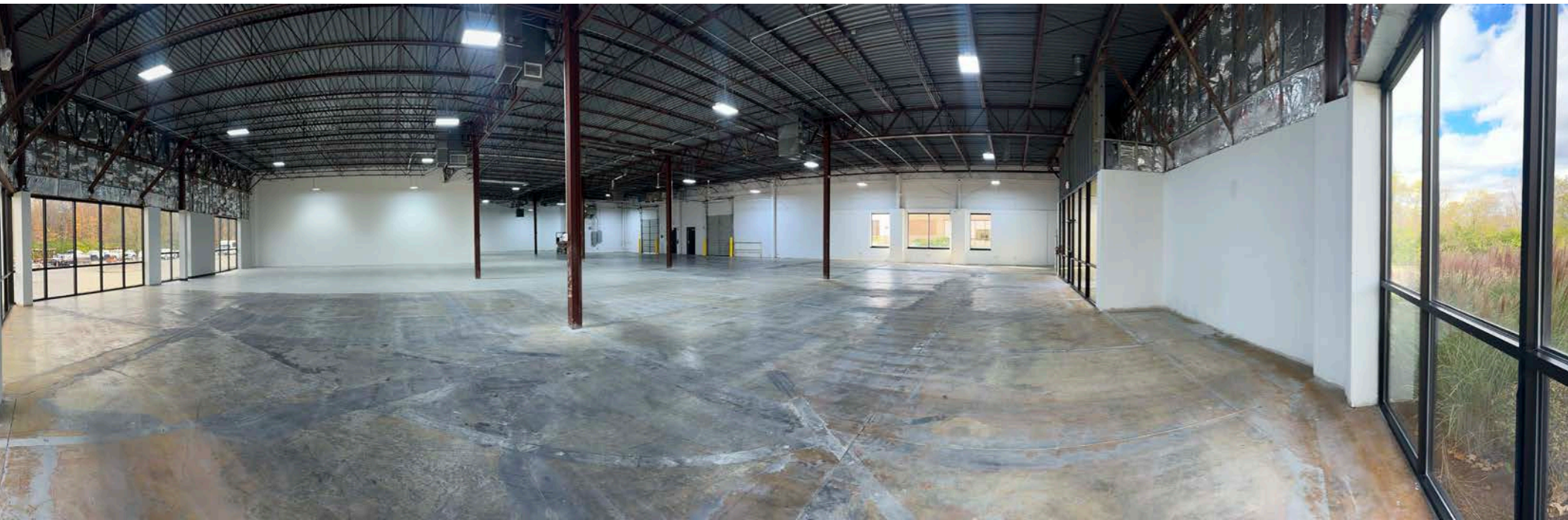


LEASE SUMMARY 1

Occupied SqFt:	6,999
Lease Expiration:	10/31/2031
Lease Start Date:	9/17/2020
Current Base Rent PSF (as of 11/1/2026):	\$8.55/SF NNN with 3.5% annual escalations
Annual Base Rent (as of 11/1/2026):	\$59,841.45
Renewal Option:	Two (2) - 3 year renewal options
Renewal Rate:	FMV
Renewal Notice:	180 days prior to lease expiration
Lease Type:	NNN
2026 est opex/CAM:	\$5.16/SF

LEASE SUMMARY 2

Occupied SqFt:	14,338
Lease Expiration:	3/30/2028
Lease Start Date:	7/25/2008
Base Rent PSF:	\$7.75
Annual Base Rent:	\$111,119.50
Annual Escalations:	3.25%
Renewal Option:	Two (2) - 3 year renewal options
Renewal Rate:	FMV
Renewal Notice:	9 months prior to current expiration
Lease Type:	NNN
2026 est opex/CAM:	\$5.16/SF



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FLOOR PLAN



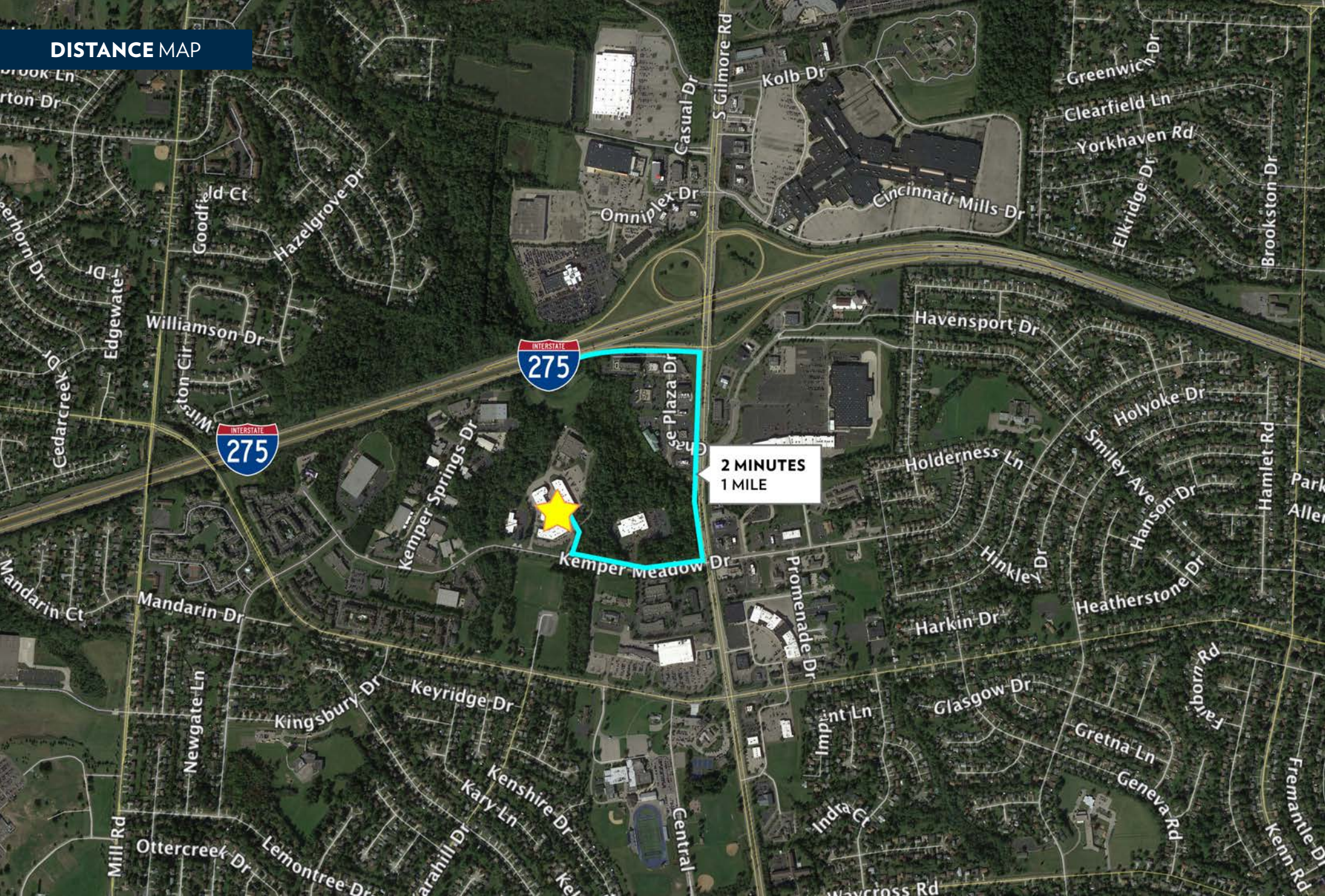
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DISTANCE MAP



2 MINUTES
1 MILE

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PARCEL OUTLINE



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