



4450 Monroe St
Cincinnati, OH 45033

For Sale



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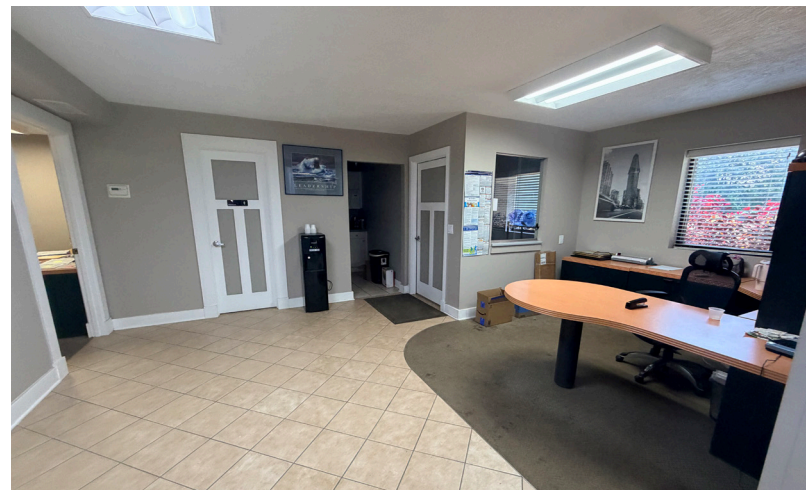
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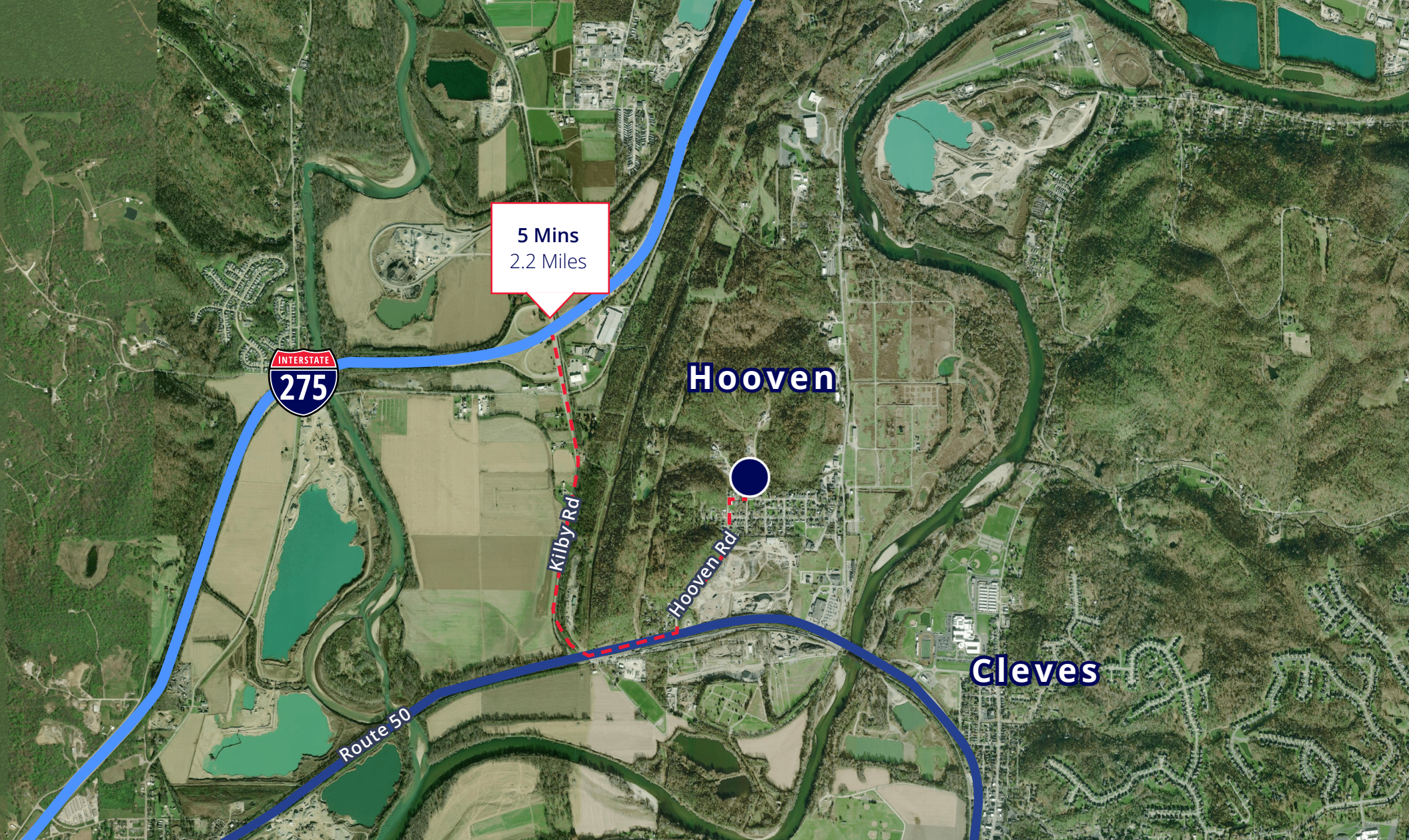
PROPERTY OVERVIEW

Total SF	8,000 SF
Office	3,500 SF
Acreage	6.651
Year Built	1993
Loading	3 Drive-in doors (Drive-thru capacity)
Column Spacing	Freespan
Construction	Brick & poured concrete
Roof	Shingle and Rubber Membrane; replaced in the last 3 years
Lighting	LED & Flourescent
Heat	Oil & Radiant
Power	Heavy Power - 480V/3-Phase
Note	Office recently renovated and in excellent condition!
Available	Summer 2026; Owner Relocating



Sale Price: \$2,000,000 (\$250/SF)





5 Mins
2.2 Miles



Hooven

Cleves

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