

Flex | For Lease

CBRE

11820 Kemper Springs

19,257 SF Available for Lease

11820 Kemper Springs Drive
Cincinnati, OH 45240
www.cbre.com/cincinnati



Flex Space Available for Lease

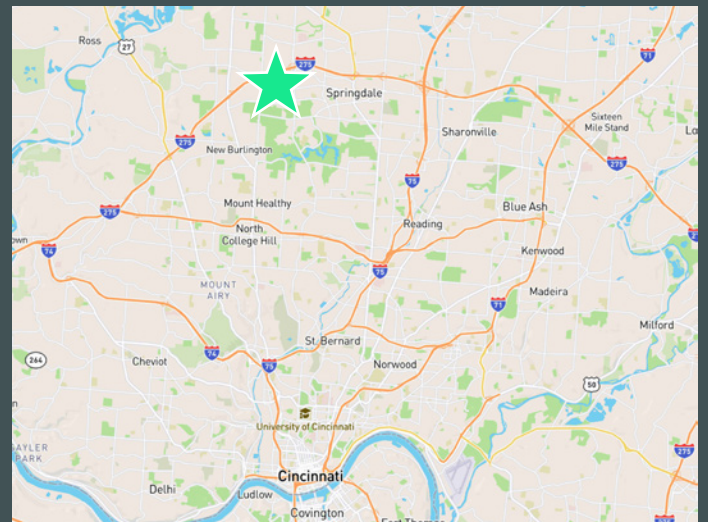
11820 Kemper Springs | Cincinnati, OH 45240

For Lease



Property Highlights

- +19,257 SF available for lease
- +New ownership
- +Planned renovations
- +Located in an established business park
- +Lease rate: \$8.50/SF NNN
- +OPEX: \$2.07/SF

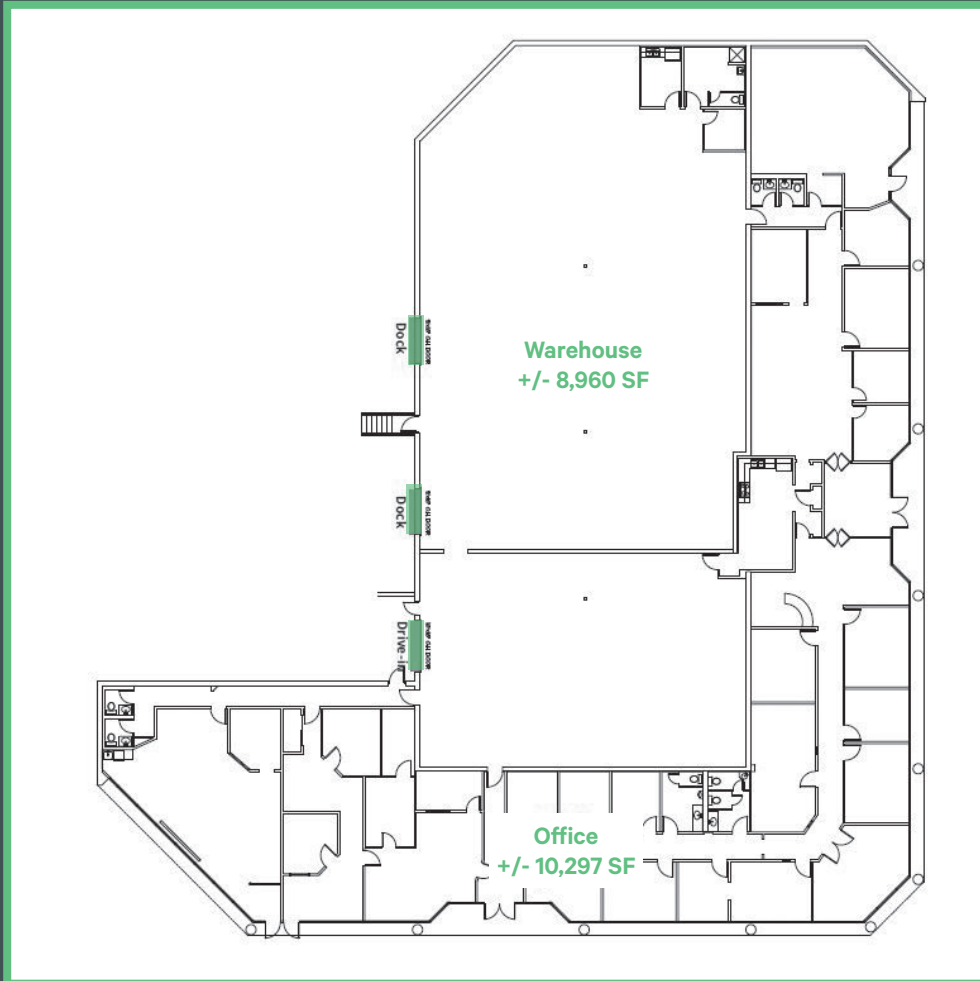


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Floor Plan



11820 KEMPER SPRINGS

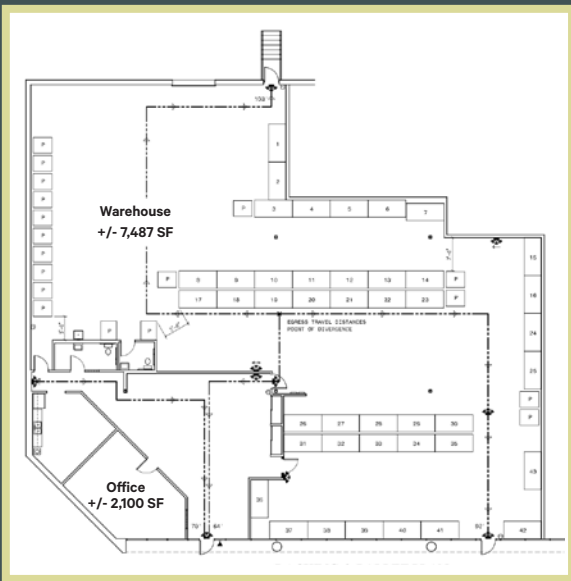
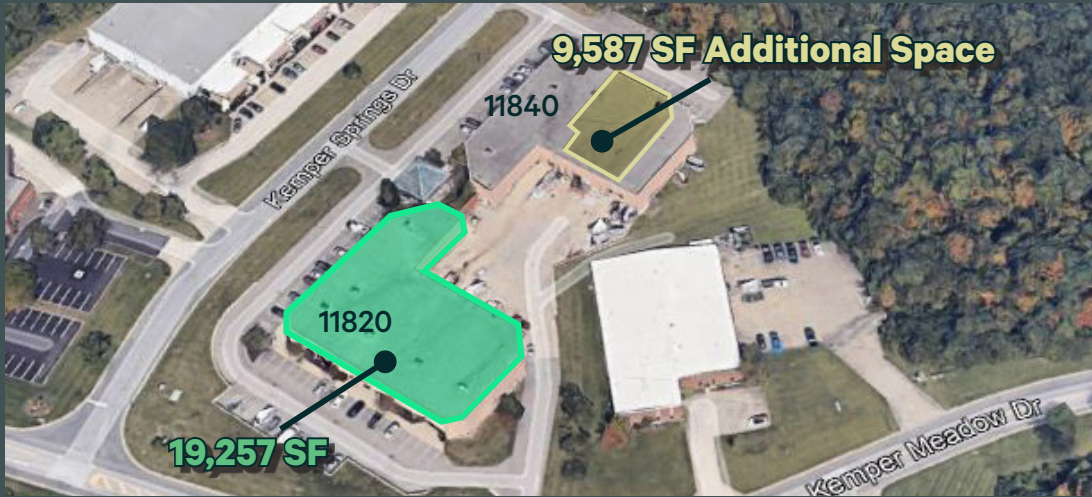
Building Size	19,257 SF
Office Size	10,297 SF
Acreage	1.649 AC
Zoning	SPA-1 Subdistrict D
Clear Height	18'
Sprinklered	Wet
Power	3 phase/240V/600 amp
Docks	Two (2)
Drive-Ins	One (1)

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For Lease

Additional Space



11840 KEMPER SPRINGS

Total Available	9,587 SF
Office	2,100 SF
Warehouse	7,487 SF
Docks	One (1)

- + Potential to utilize existing owners 9,587 SF space in neighboring building
- + Recently renovated



Contact Us

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