

AVAILABLE: FOR LEASE

WARM
REALTY + DEVELOPMENT



Commercial / Retail / Light Industrial
(Prior Use: Automotive Service)

4453 SYCAMORE ROAD, CINCINNATI, OH 45236
SYCAMORE TOWNSHIP, HAMILTON COUNTY



WARM
REALTY + DEVELOPMENT

FOR MORE INFORMATION PLEASE CONTACT:
Steve Fahrnbach - VP/Principal Broker - Warm Realty + Development LLC
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PROPERTY FEATURES

- * Total Building Area = @4,600 SF
- * Situated on @0.51 Acres
- * Shop Warehouse Area = @3,600 SF
- * Office Area = @1,000 SF
- * Two (2) Private Offices
- * Two (2) Entrance/Reception Areas
- * One (1) Unisex Rest Room Shop Area
- * One (1) Unisex Rest Room Office Area
- * Kitchenette Area in Office
- * One (1) 11' x 14' Overhead Drive-In Door

- * @11'9" Clear Height In Shop/Warehouse
- * Interior Trench Drain at Drive-in Door
- * Fenced Outside Storage Area
- * Zoned Light Industrial (Sycamore Township)

BASE RENT & OPEX

Quoted Base Rent = \$4,500/month (Net, Net, Net)
As additional rent, Tenant is to be responsible for real estate taxes (@\$554.85/month), property insurance and building maintenance.



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