

OFFICE/FLEX BUILDING FOR SALE OR LEASE

8830 READING ROAD

Cincinnati, OH 45241



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AVAILABLE: ± 3,870 SF

ASKING PRICE: \$425,000 (\$110/sf)

LEASE RATE: \$12.00/SF GROSS

PROPERTY HIGHLIGHTS:

- Excellent location & visibility along Reading Road; 5-minute drive to I-75 and Ronald Reagan Cross County Highway.
- 100% office build-out with 6 private offices; ability to convert approx. 1,600 SF into warehouse space
- 10'x10' existing drive-in door (currently drywalled, can be reopened)
- Signage available along Reading Road
- Bonus storage space in basement (approx. 1,140 SF)
- Backup generator on property
- New paint and carpet planned for minimum 3-year lease



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FACT SHEET

Location:	City of Reading, Hamilton County
Total Building Size:	± 3,870 SF
Office Size:	± 3,870 SF
Potential Warehouse Size:	± 1,600 SF
Land:	± 0.27 Acres
Access to Expressways	I-75, Ronald Reagan Cross County Hwy
Year Built:	1970
Construction:	Masonry
Floor:	Concrete, Carpet
Roof:	Rubber
Ceiling Height:	12' Clear to Joists
Loading Facilities:	1 Drive-In Door (10'x10')
Electrical Service:	Single Phase
HVAC:	100% HVAC
Parking:	8+ Lined Spaces
Restrooms:	2 Private Restrooms
Outside Security Lighting:	Yes
Gas & Electric:	Duke Energy
Water & Sewer:	GCWW
Zoning:	General Commercial (RRGCDR)
Auditor's Information:	671-0007-0225-00
Available:	June 1 st , 2026
Sale Price:	\$425,000 (\$110/SF)
Lease Rate:	\$12.00 / SF GROSS



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