

FLEX BUILDING FOR SALE OR LEASE

4117 BRIDGETOWN ROAD

Cincinnati, OH 45211



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AVAILABLE: ± 9,000 SF

PRICING: \$9.50/SF NNN

SALE PRICE: Call Agent

PROPERTY HIGHLIGHTS:

- Excellent west side location on Bridgetown Road, just off Harrison Ave
- ± 2,100 SF of well-maintained office space
- Fully climate-controlled building
- 1 dock door & 2 drive-ins
- 20+ parking spaces
- Minutes from I-74 & I-75



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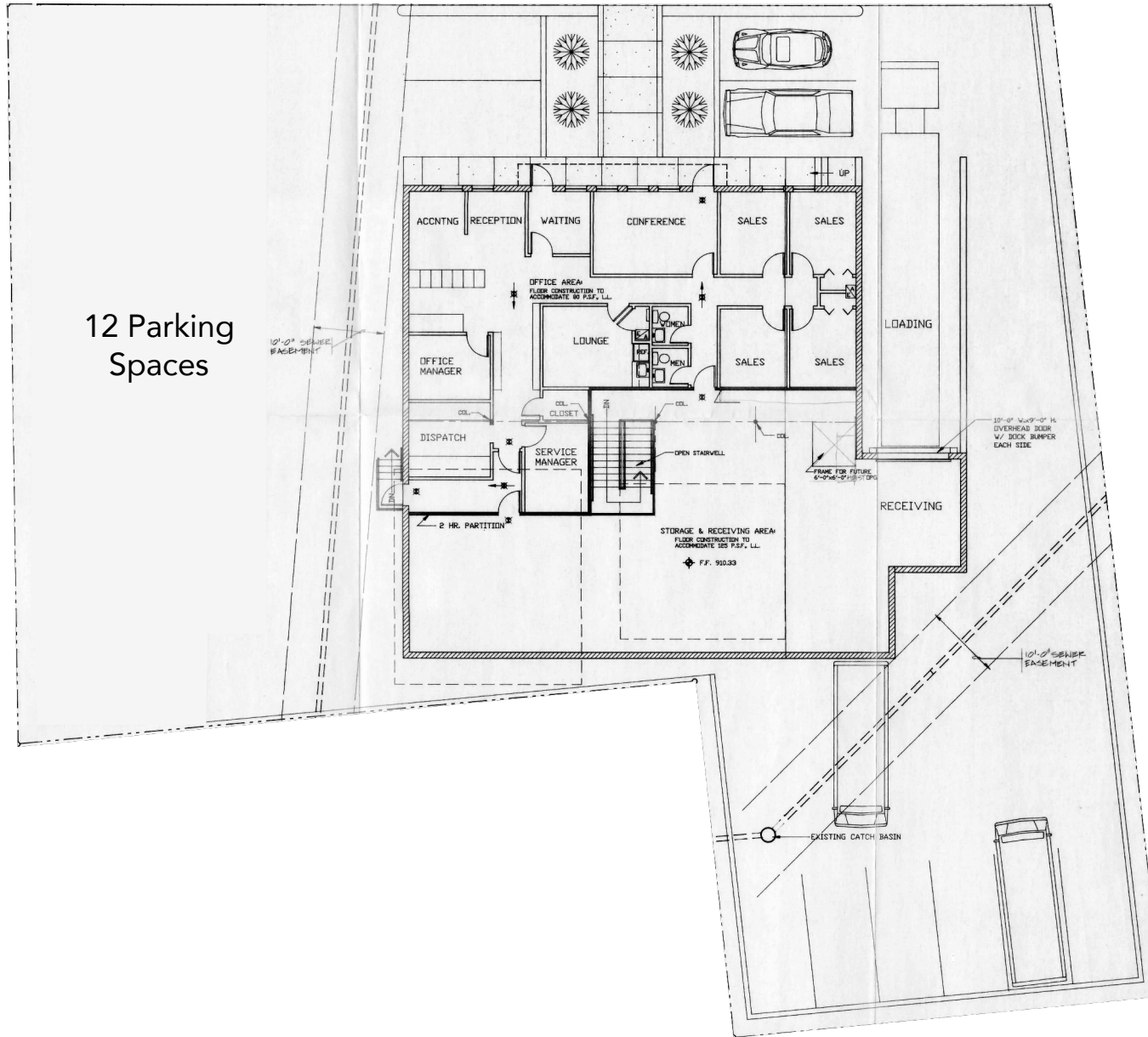
4117 BRIDGETOWN ROAD

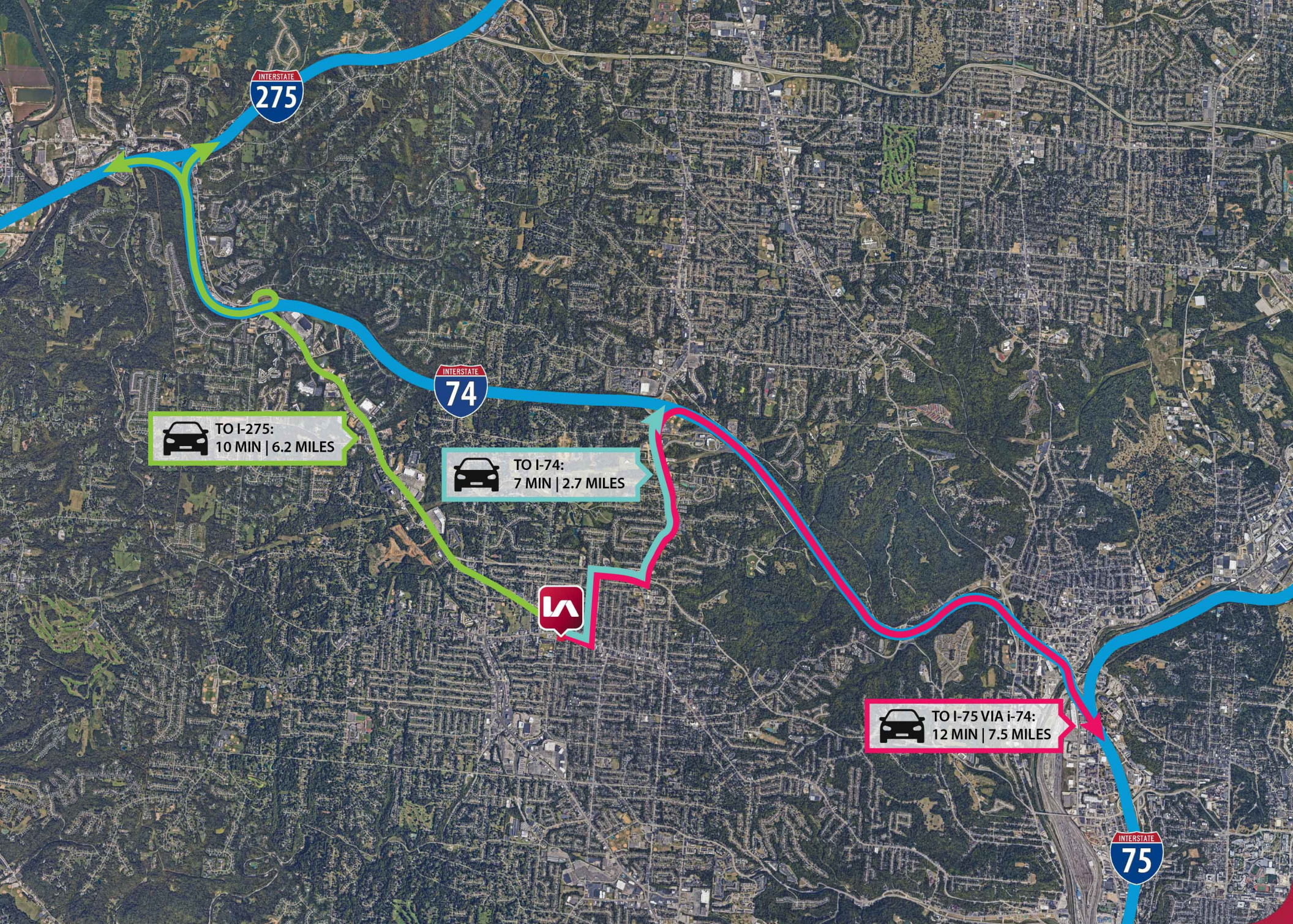
FACT SHEET

Location:	City of Cheviot; Hamilton County	Heating & AC:	100% HVAC
Total Building Size:	± 9,000 SF (4,500 SF per floor)	Restrooms:	2 in office 1 in warehouse (lower level)
Office Size:	± 2,100 SF (upper level)	Parking:	20+ parking spaces
Warehouse Size:	± 6,900 SF	Lighting:	T8
Land:	0.395 Acres	Outside Security Lighting:	Yes
Zoning:	B-1 (Commercial)	Windows:	In Office
Access to Expressways:	2.7 Miles to I-74 7.5 Miles to I-75	Electrical Service:	240V 3 Phase
Year Built:	1990	Floor Drains:	Yes
Construction:	Block & Metal	Gas & Electric:	Duke Energy
Column Spacing:	Varies	Water & Sewer:	GCWW
Floor:	Concrete	Auditor's Information:	551-0007-0004-00; 551-0007-0003-00
Clear Height:	10' – 12'	Available:	November 1 st , 2026
Loading Facilities:	1 Dock (10' x 9') 2 Drive-Ins (10' x 9') (in rear)	Taxes & Insurance:	\$1.41/SF
Ventilation Fans:	Yes	Lease Rate:	\$9.50/SF NNN
		Sale Price:	Call Agent

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TO I-275:
10 MIN | 6.2 MILES



TO I-74:
7 MIN | 2.7 MILES



TO I-75 VIA I-74:
12 MIN | 7.5 MILES