

FLEX BUILDING FOR LEASE

**4117 BRIDGETOWN ROAD**

Cincinnati, OH 45211



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COMMERCIAL REAL ESTATE SERVICES

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**AVAILABLE:** ± 9,000 SF

**PRICING:** \$9.50/SF NNN

### 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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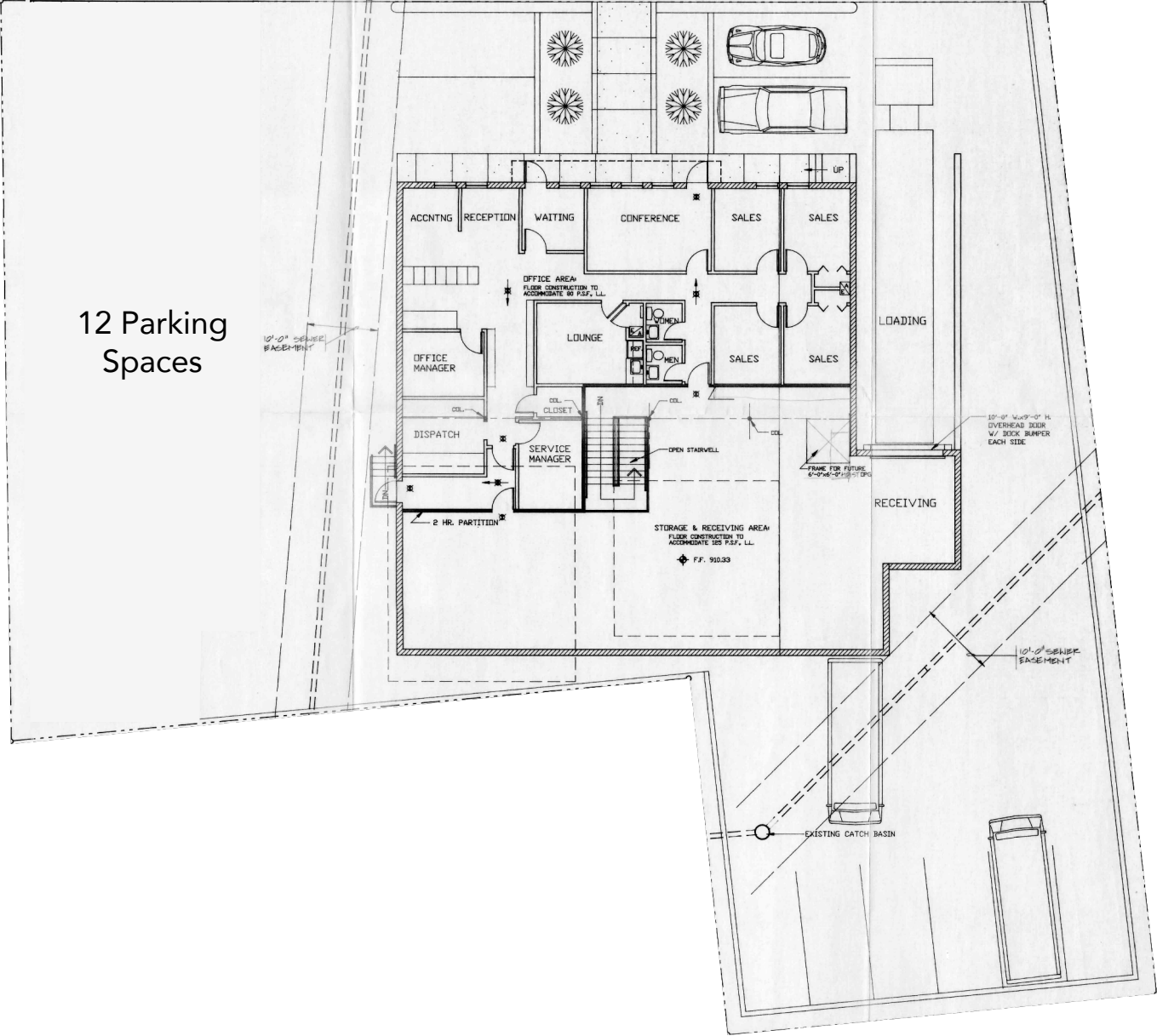
## 4117 BRIDGETOWN ROAD

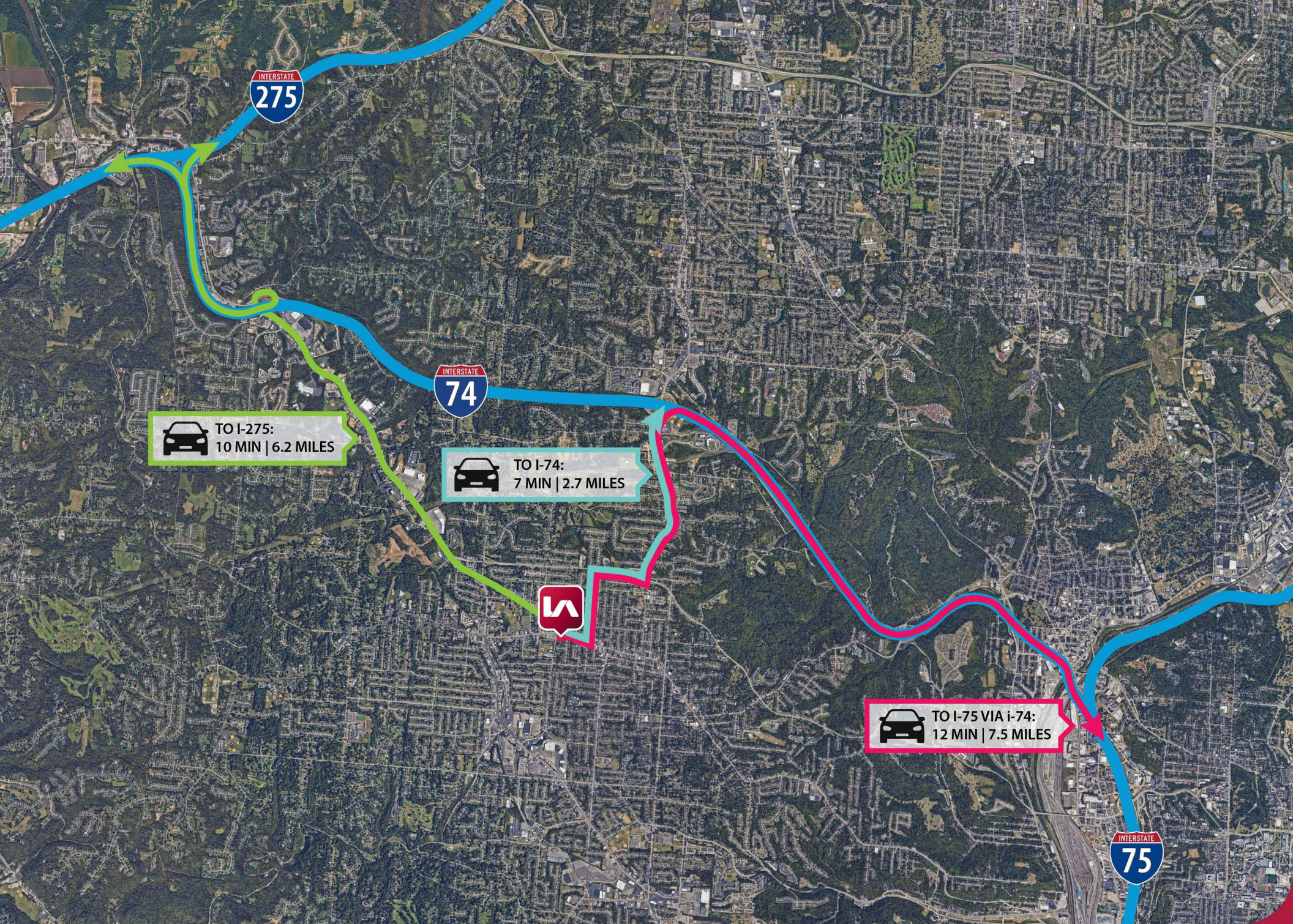
### FACT SHEET


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


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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