



1249 W 7th St.
Cincinnati, OH 45203

For Lease



Jeff Kroeger, CCIM, SIOR
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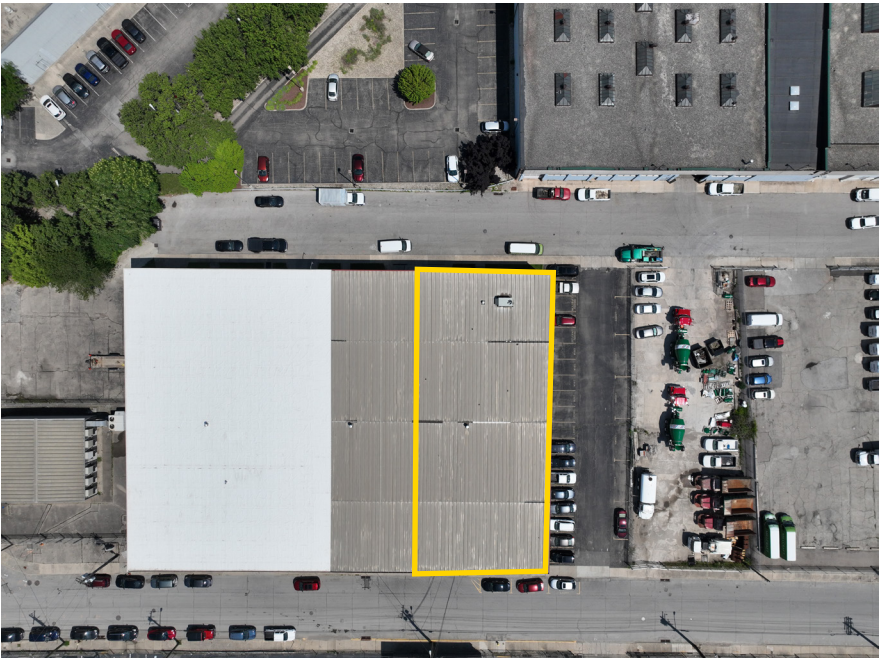
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PROPERTY OVERVIEW

Total SF	12,000 SF
Office	1,813 SF
Acreage	2.09
Sprinkler	Dry
HVAC	Gas forced air
Dock Door	1 Covered Dock with edge of dock leveler
Drive-in Door	1 (12' x 14')
Clear Height	18'4" - 20'
Construction	Block and metal construction
Parking	5-10 spots
Power	120/208v 200 amp 3 phase
Year Built	2001
Parcel ID	140-0002-0270-00
Available	August 1, 2026



Lease Rate: \$7.50/SF NNN
OPEX: \$1.20/SF





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