

FOR SUBLEASE

4921 PARA DRIVE

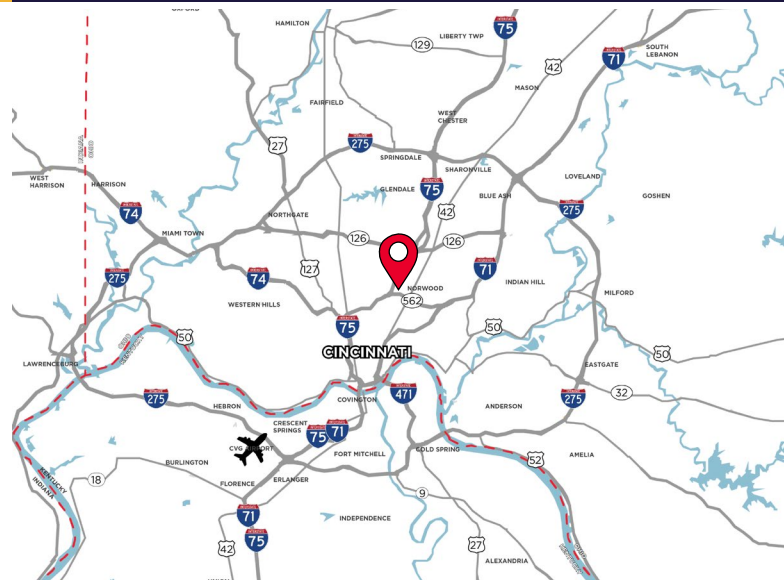
CINCINNATI, OH 45237



MANUFACTURING/WAREHOUSE

LEASE RATE: \$5.49/SF NNN

- 99,000 SF Total Available
- 89,000 SF of Warehouse
- 10,000 SF of Office
- 16' - 17' Clear Height
- 5 Interior Dock Doors
- 1 Drive-in Door (10' x 12')
- **Master Lease Expires 8/31/2030**



For more information, contact:

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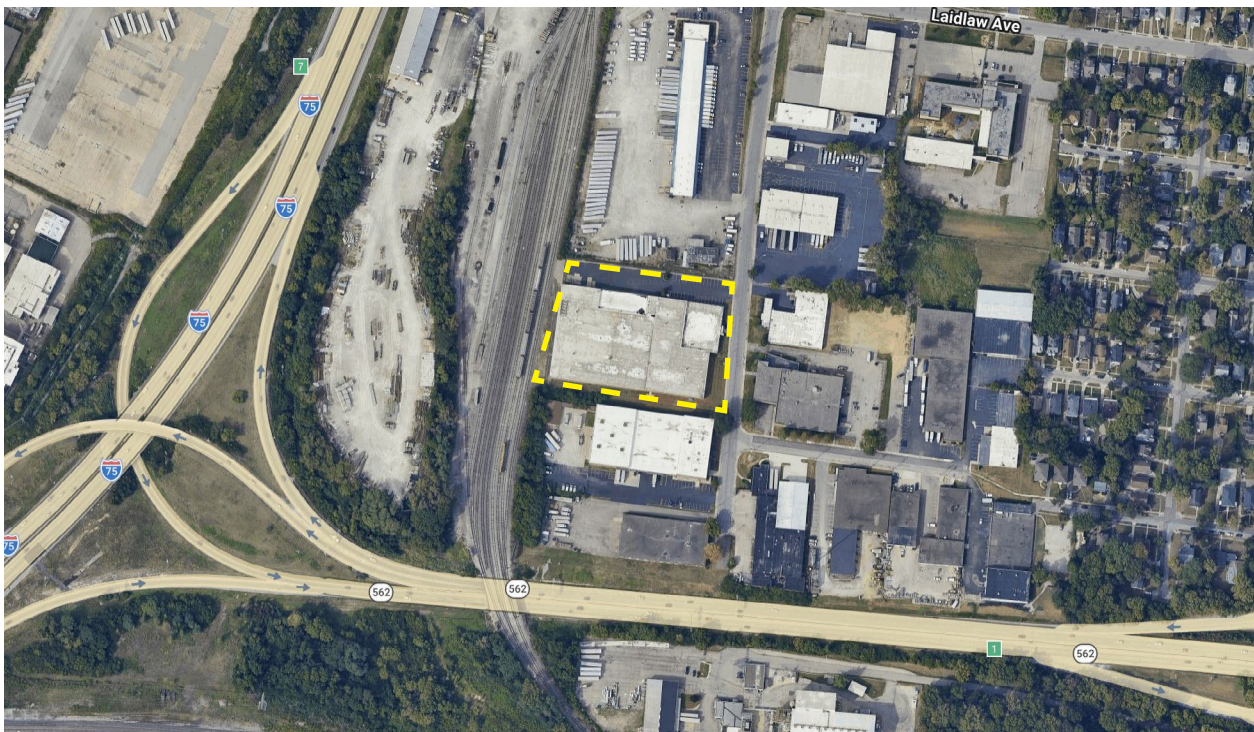
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TOTAL BUILDING SIZE	99,000 SF	DOCK DOORS	(5) Dock Doors; 8'x8' (3 w/ levelers)
OFFICE SIZE	10,000 SF	DRIVE-IN DOORS	(1) Drive-in Door; 10'x12'
WAREHOUSE SIZE	89,000 SF	PARKING	30+ Auto parking spots
YEAR BUILT	1955	SPRINKLER	Wet standard density
ACRES	4.00 Acres	ELECTRIC	600 amp, 240v, 3 phase
CLEAR HEIGHT	16' - 17'	HEAT	Gas fired unit heaters
LIGHTING	LED	MISC.	Back up generator Exhaust fans Newer membrane roof
ZONING	MG	OPEX	\$1.75/SF

AERIAL



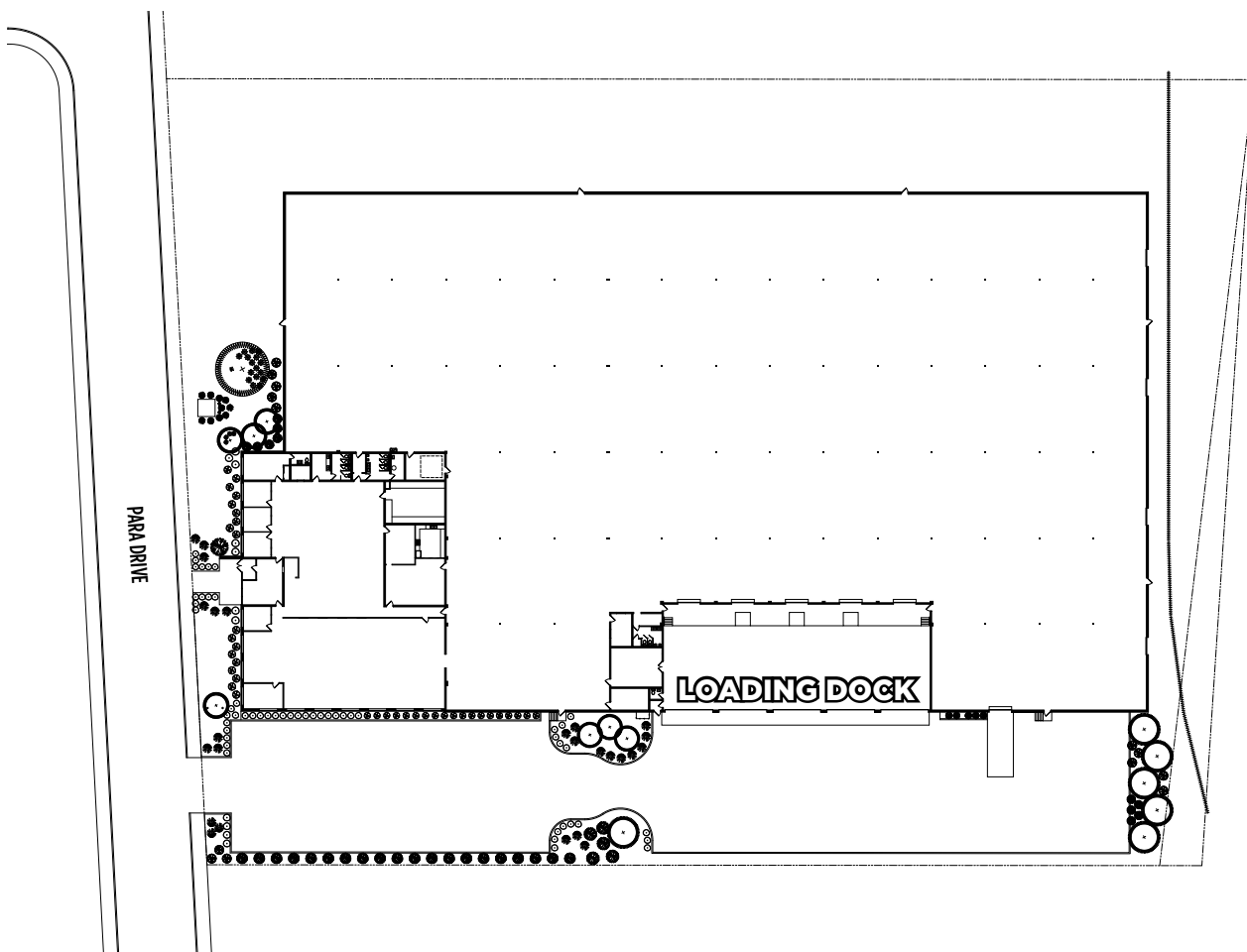
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SITE PLAN



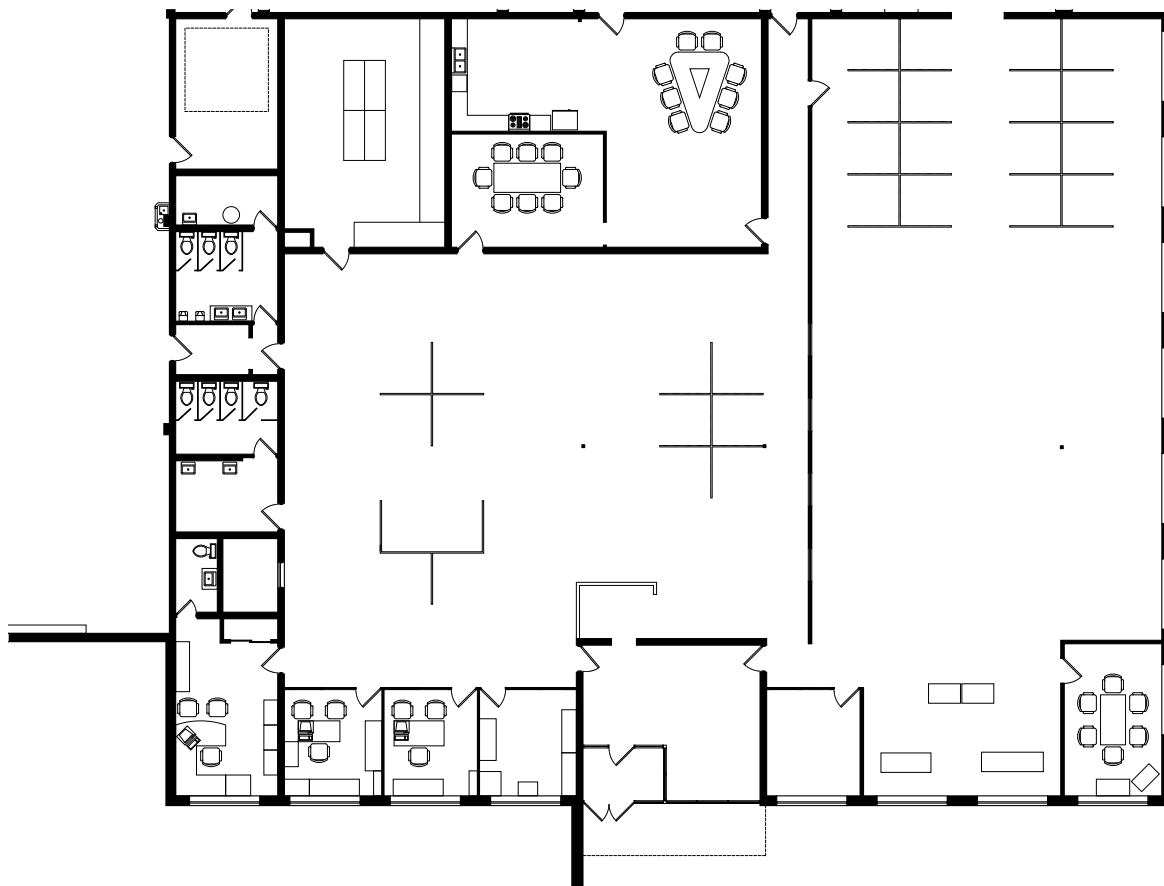
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OFFICE FLOOR PLAN



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AERIAL PHOTOS



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EXTERIOR PHOTOS



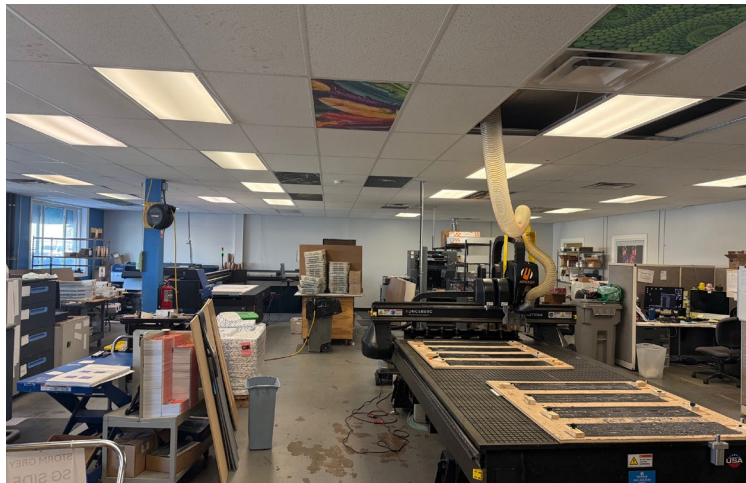
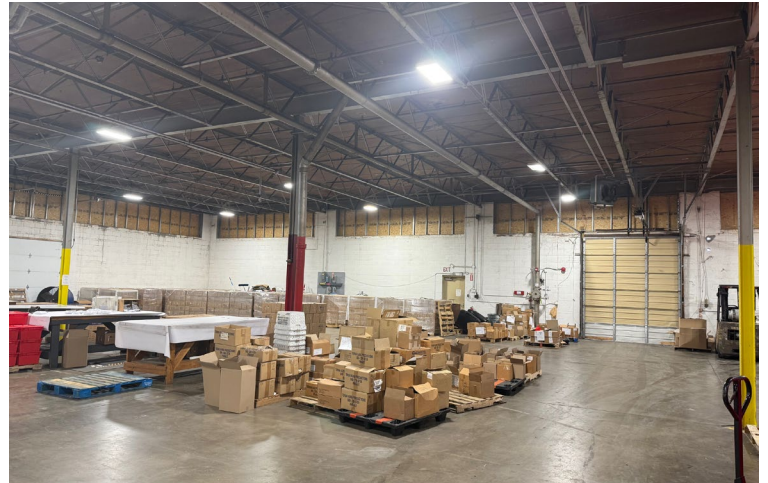
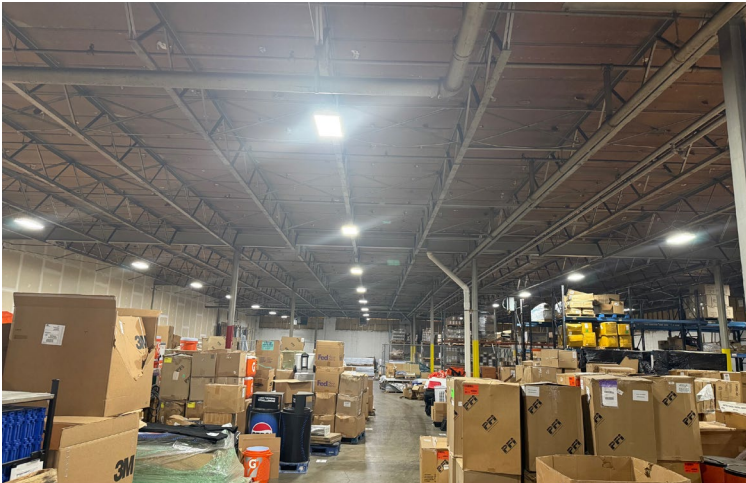
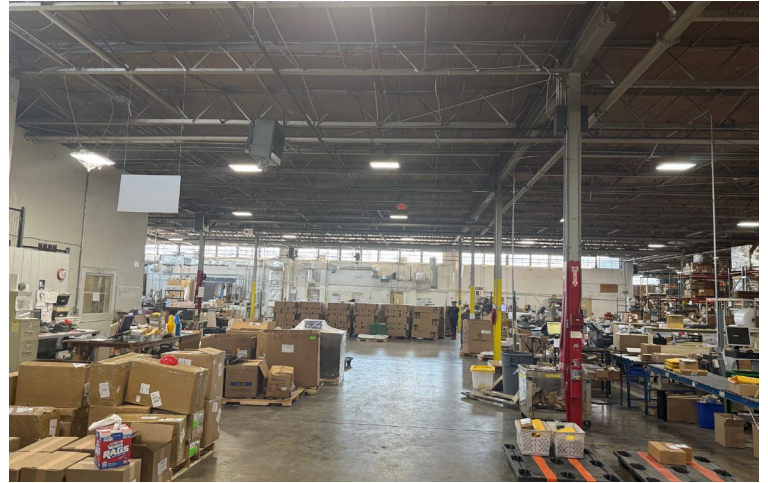
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INTERIOR PHOTOS



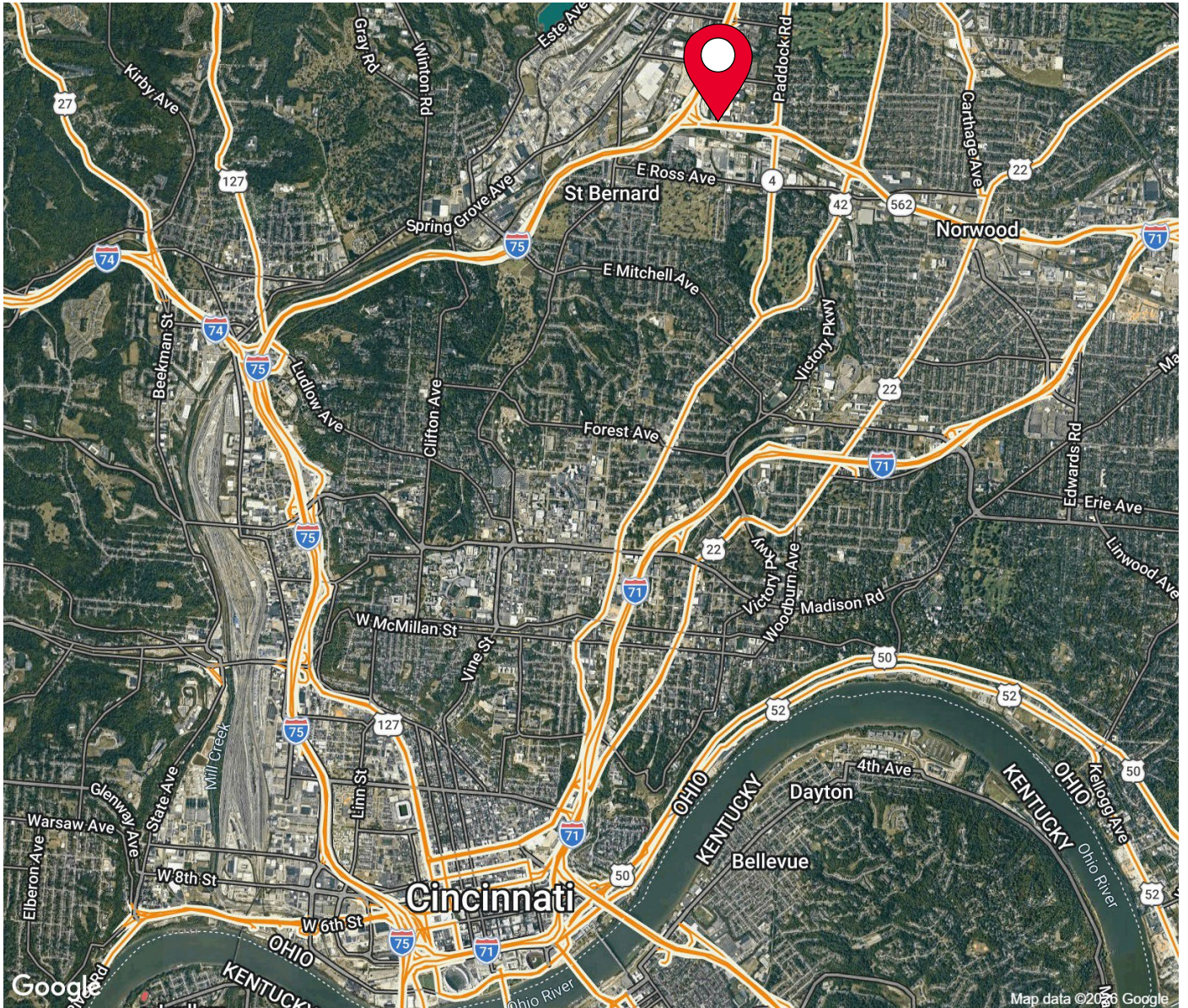
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AERIAL LOCATION



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