



Make ready
improvements
currently in
progress

7,800 SF For lease or sale

7504 Camargo Rd, Cincinnati, OH

\$11.95/SF NNN Lease | \$2.75 Opex | \$1,170,00 (\$150/SF) Sale

 **JLL** SEE A BRIGHTER WAY

Property Overview

Cincinnati's Camargo Road corridor provides excellent industrial access with proximity to major transportation networks. The area offers established infrastructure supporting warehouse, distribution, and light manufacturing operations with convenient connectivity to regional markets.

Property specifications

- Building Size: 7,800 SF
- Land Size: 0.47 AC
- Clear Height: 9.5'
- Docks: 0
- Drive Ins: 1 - 8'x8'
- Power: 240v/3 phase/400a
- Columns: Clear Span
- Year Built: 1958
- Parcel ID: 525-0003-0310
- Zoning: B-3



Location



2 miles to I-71



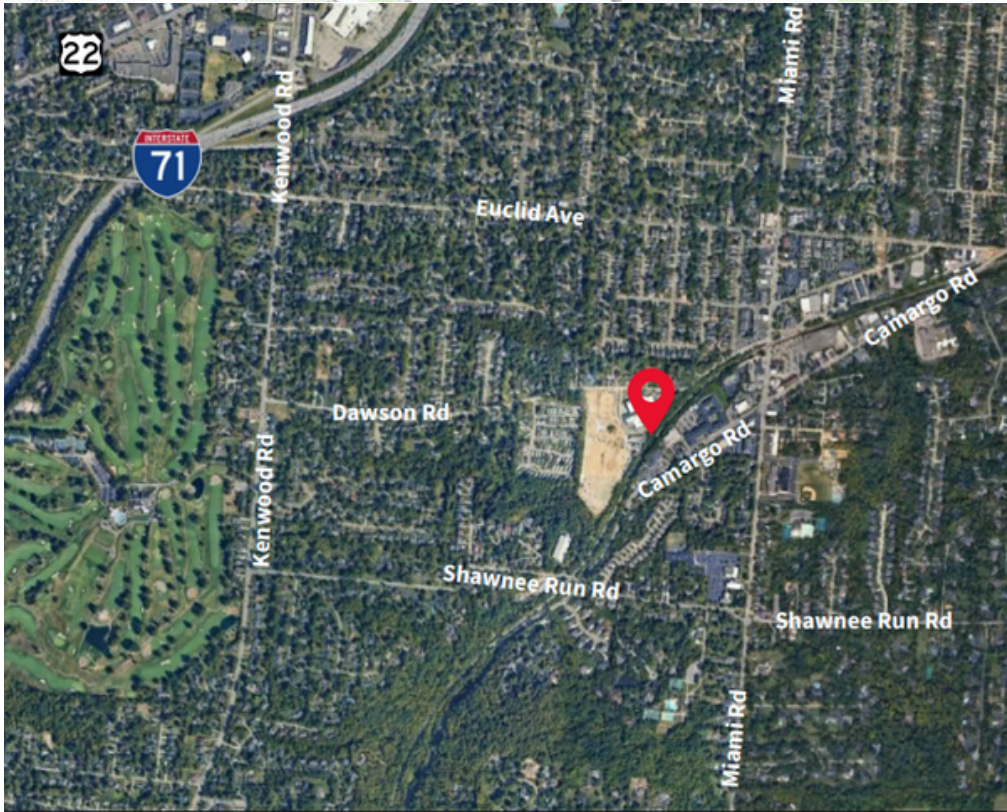
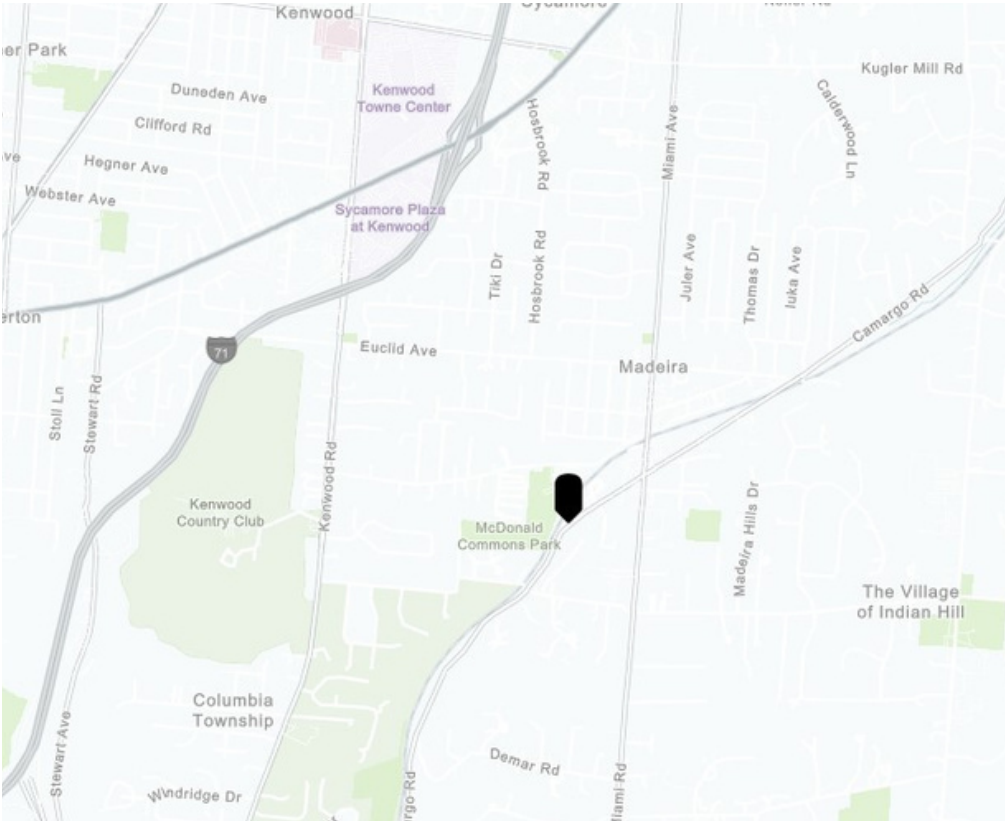
12 miles to Downtown Cincinnati



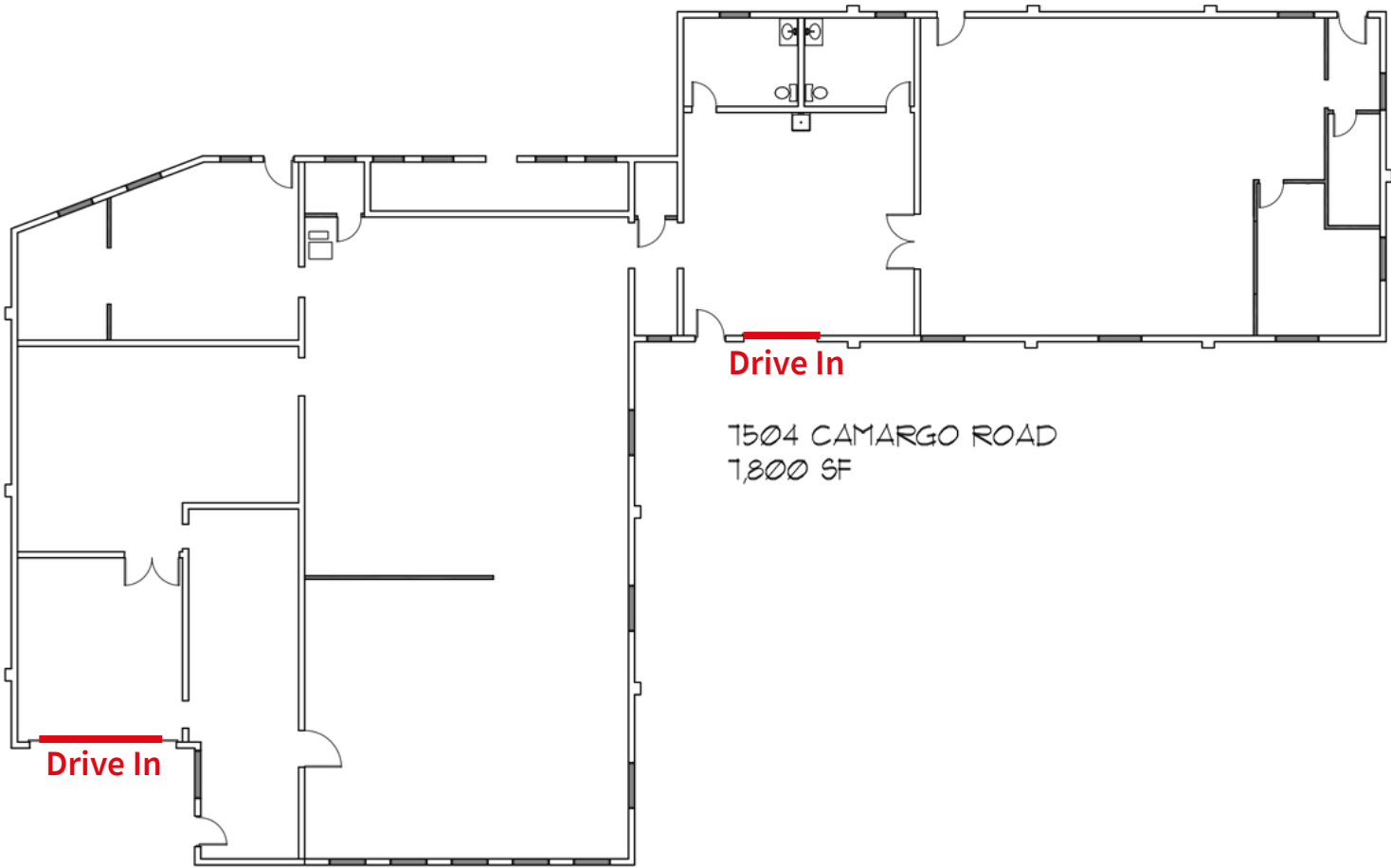
25.5 miles to CVG Airport



7 miles to I-275



Space Plan

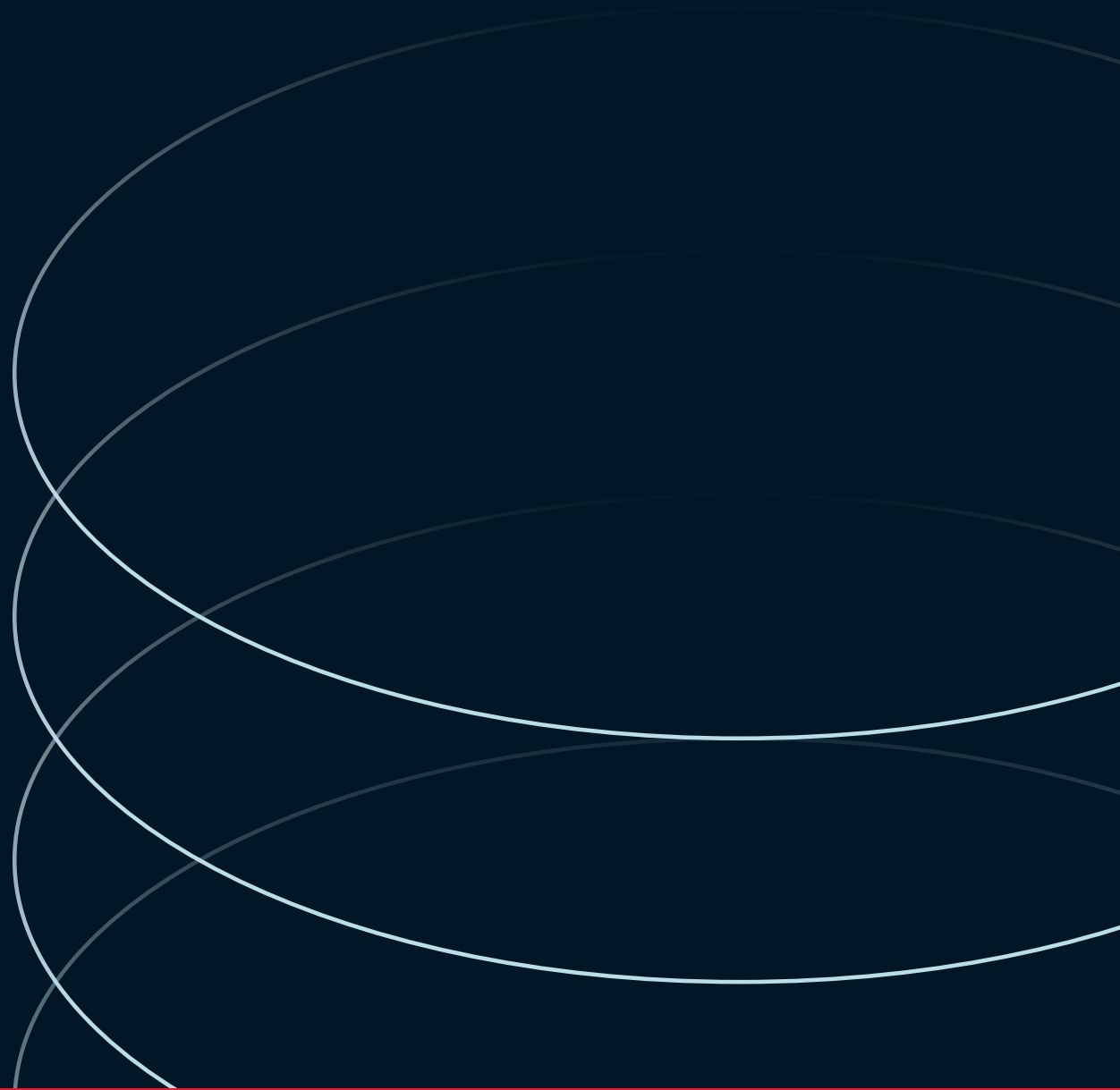


Drive In

7504 CAMARGO ROAD
7,800 SF

Drive In

FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"



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