



Make ready
improvements
currently in
progress

7,165 SF For lease or sale

7522 Camargo Rd, Cincinnati, OH

\$11.95/SF NNN Lease | \$2.75 Opex | \$1,074,750 (\$150/SF) Sale

Property Overview

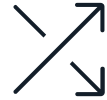
Cincinnati's Camargo Road corridor provides excellent industrial access with proximity to major transportation networks. The area offers established infrastructure supporting warehouse, distribution, and light manufacturing operations with convenient connectivity to regional markets.

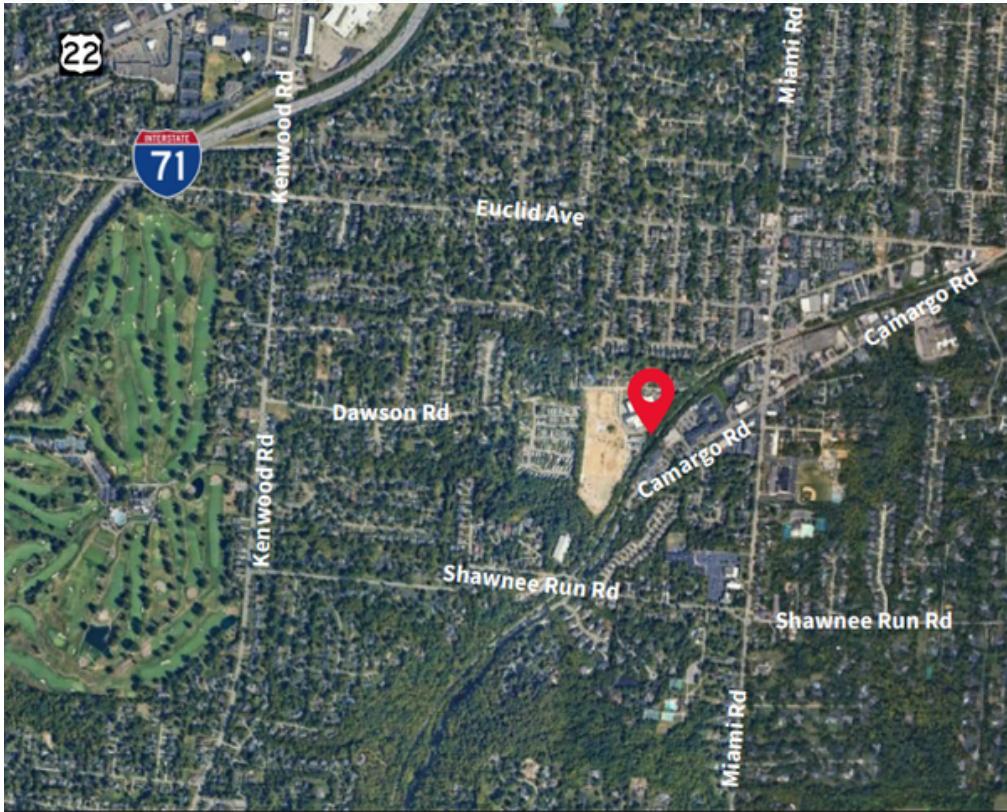
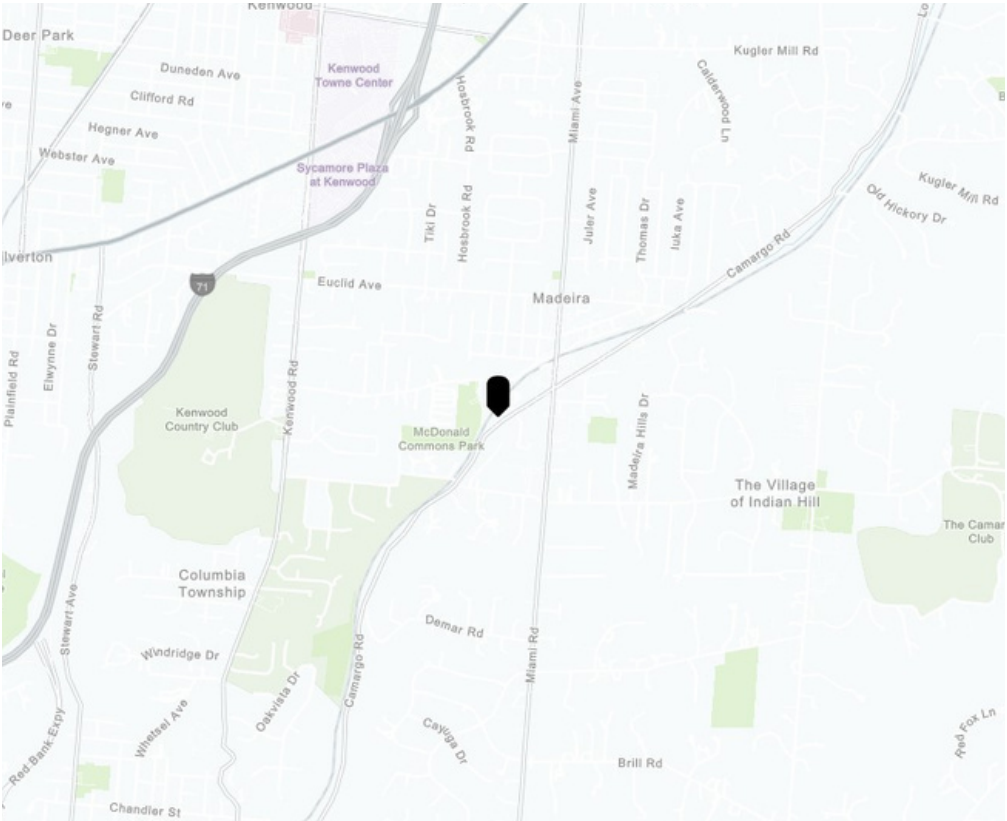
Property specifications

- Building Size: 7,165 SF
- Land Size: 0.41 AC
- Clear Height: 13
- Docks: 0
- Drive ins: 1
- Power: 480v and 240v/3 phase/400 - 600 Amp
- Year Built: 1967
- Parcel IDs: 525-0003-0281
- Zoning: B3

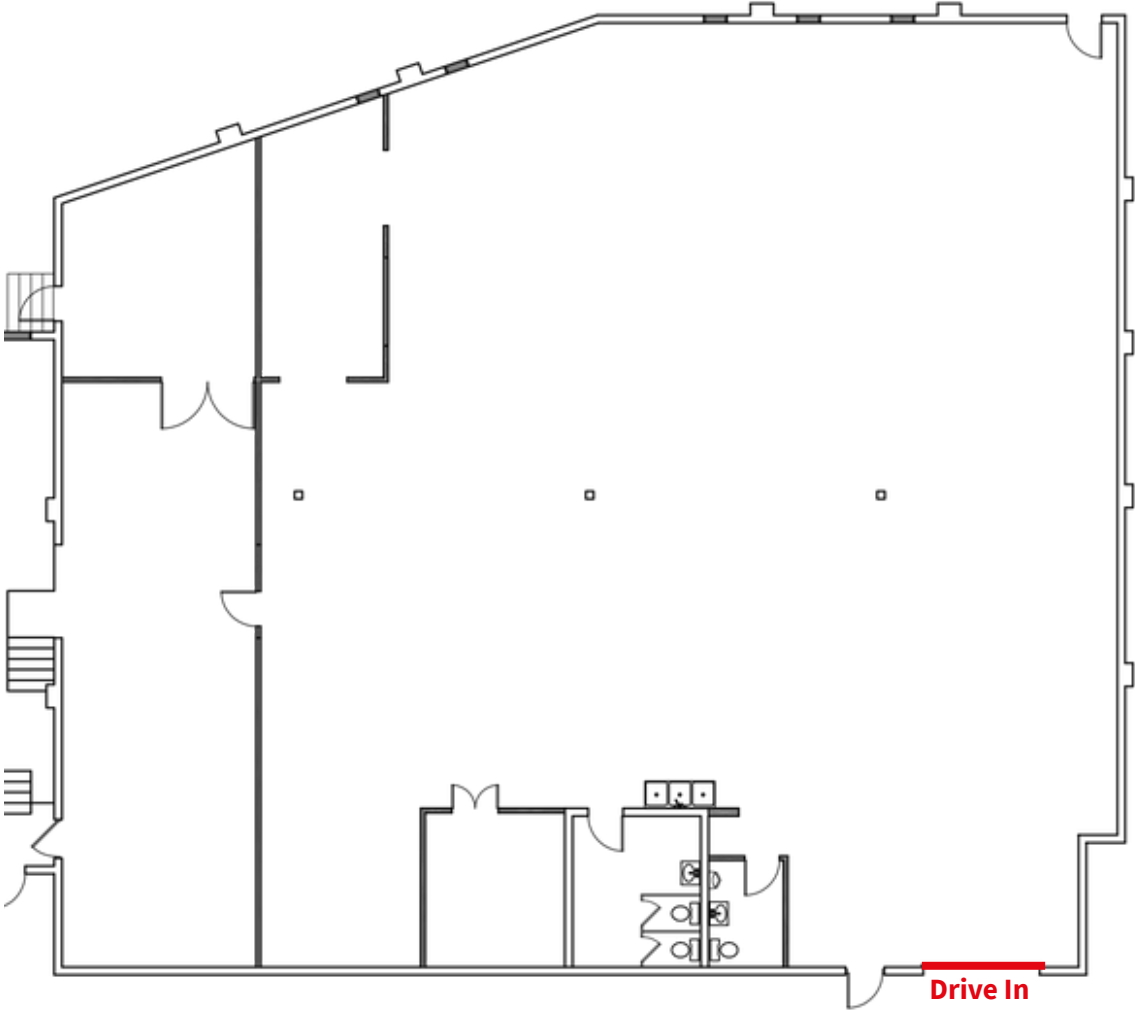


Location

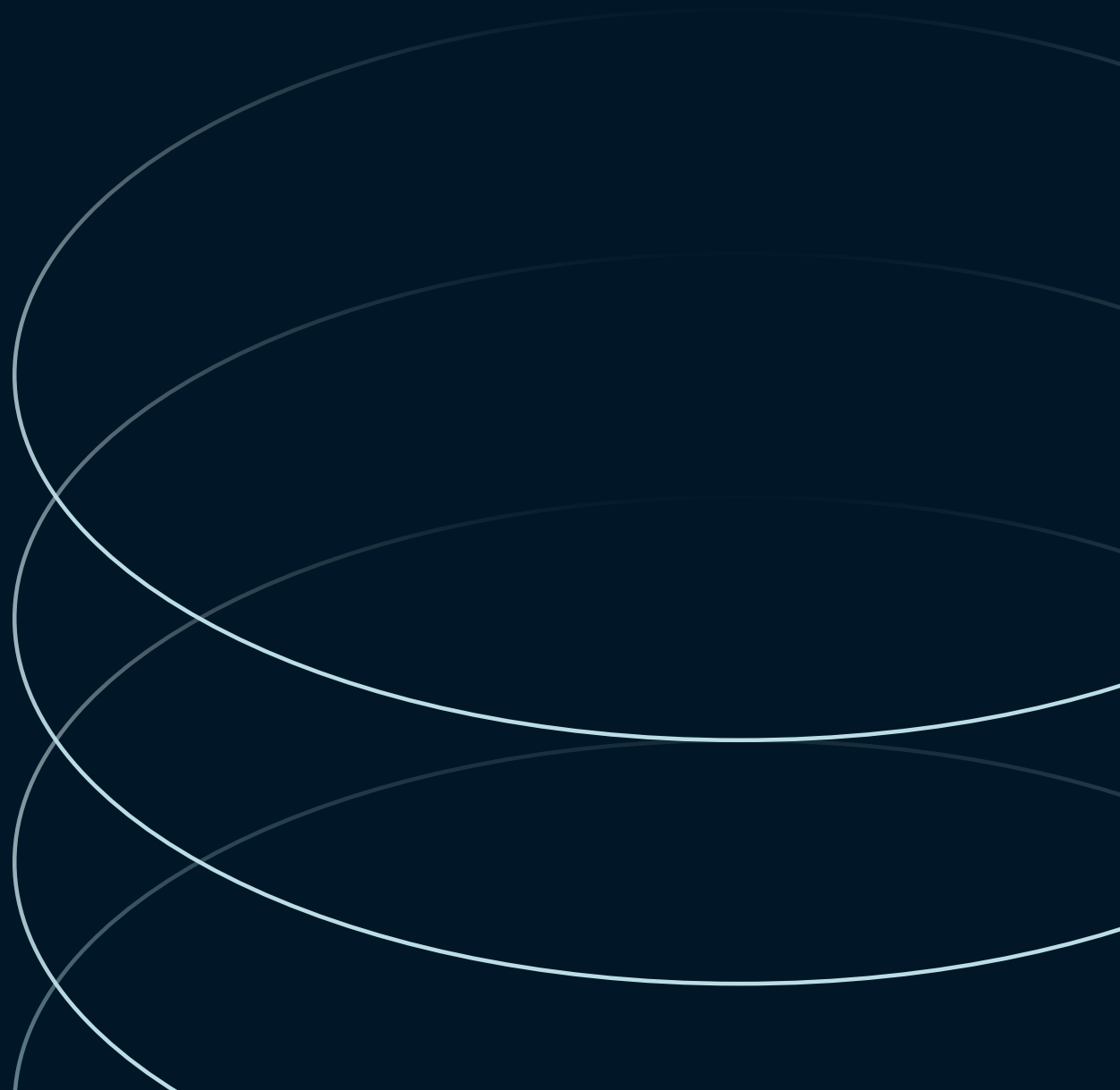
-  2 miles to I-71
-  12 miles to Downtown Cincinnati
-  25.5 miles to CVG Airport
-  7 miles to I-275



Space Plan



7522 CAMARGO ROAD
7,165 SF
FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"



Tom Fairhurst
tom.fairhurst@jll.com
+513 502 8436