



For Sale or Lease

7504 Camargo Rd, Cincinnati, OH

Suite A: 2,878 SF - \$431,700 (\$150/SF)

Suite B: 4,922 SF - \$738,300 (\$150/SF)

Suite A/B: 7,800 SF - \$1,170,000 (\$150/SF)

\$11.95/SF NNN Lease | \$2.75 Opex

 **JLL** SEE A BRIGHTER WAY

Make ready
improvements
currently in
progress

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
- Suite A: 2,878 SF
- Suite B: 4,933 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



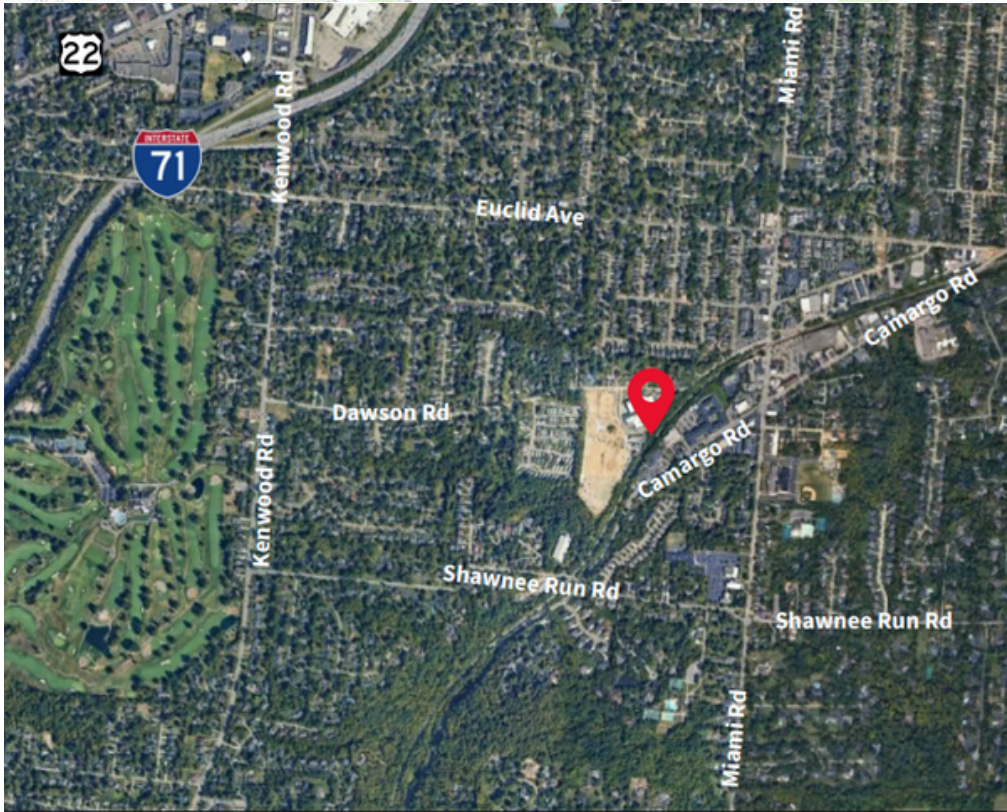
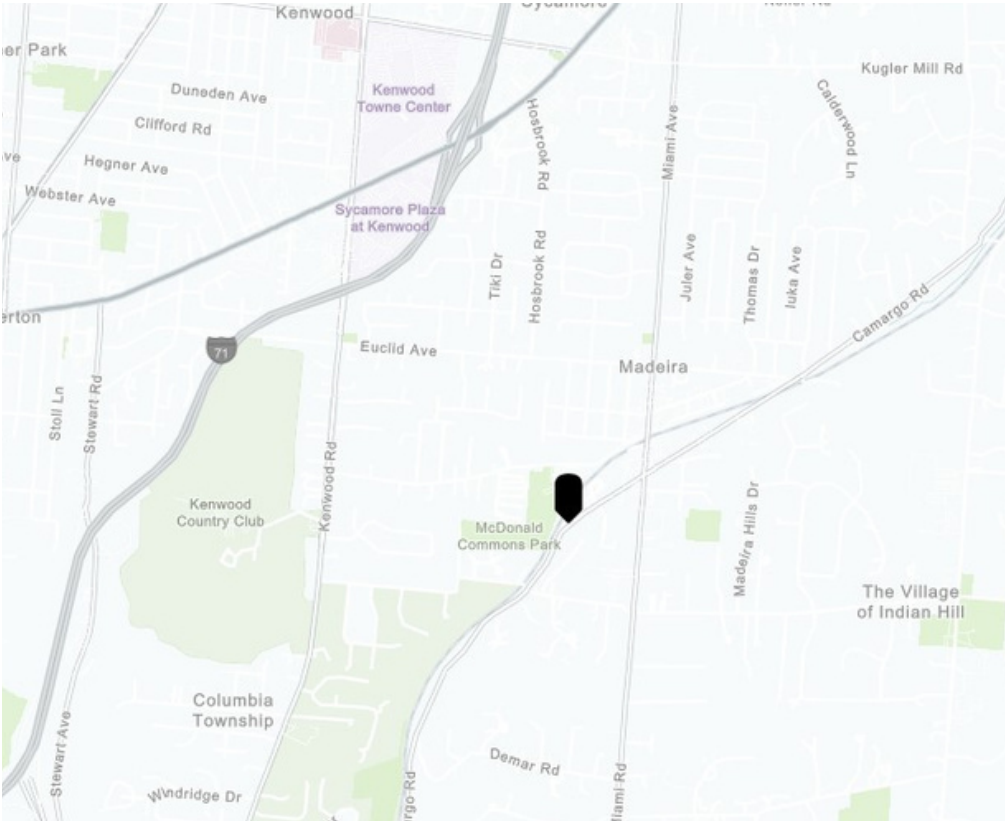
12 miles to Downtown Cincinnati



25.5 miles to CVG Airport



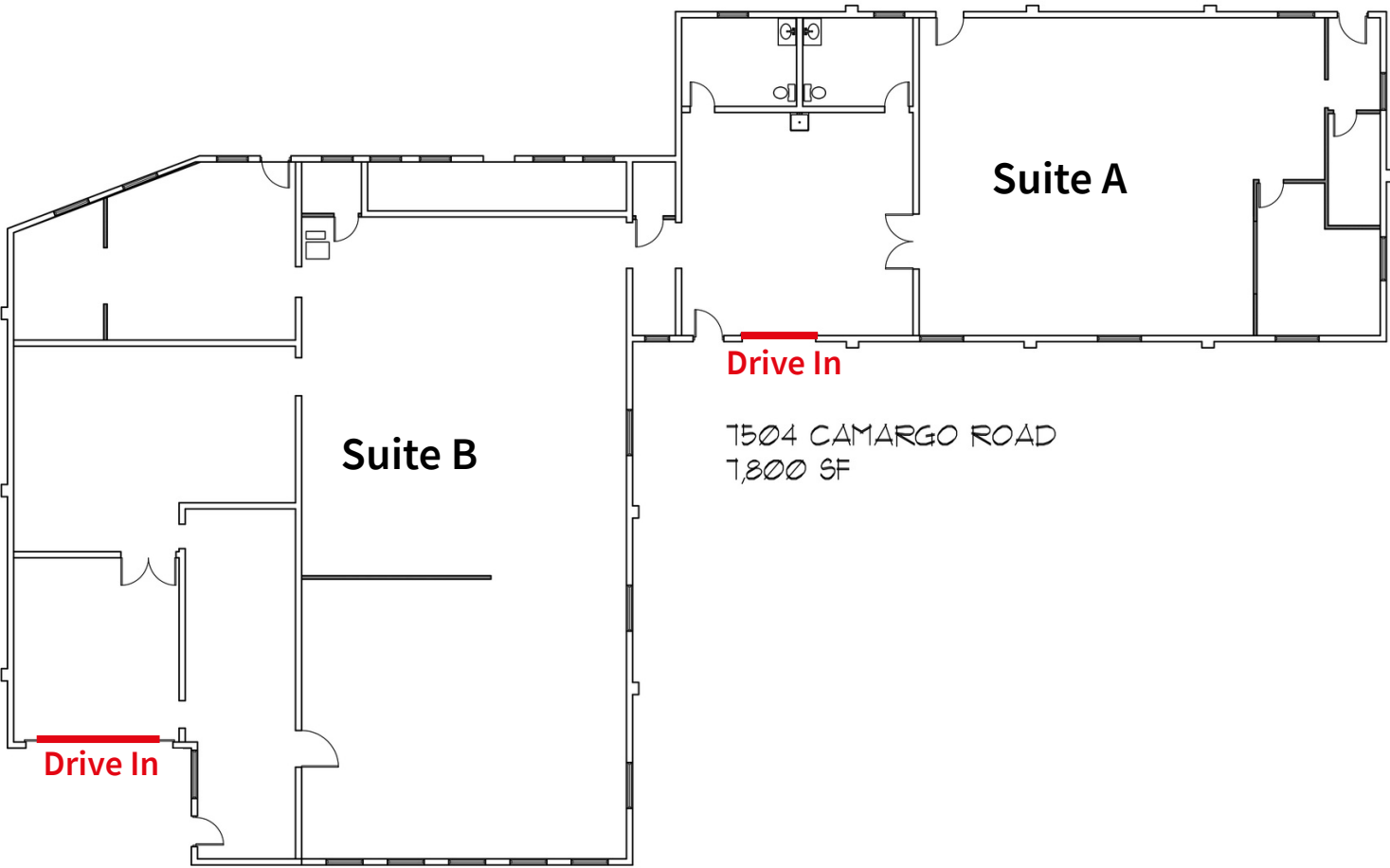
7 miles to I-275



Space Plan

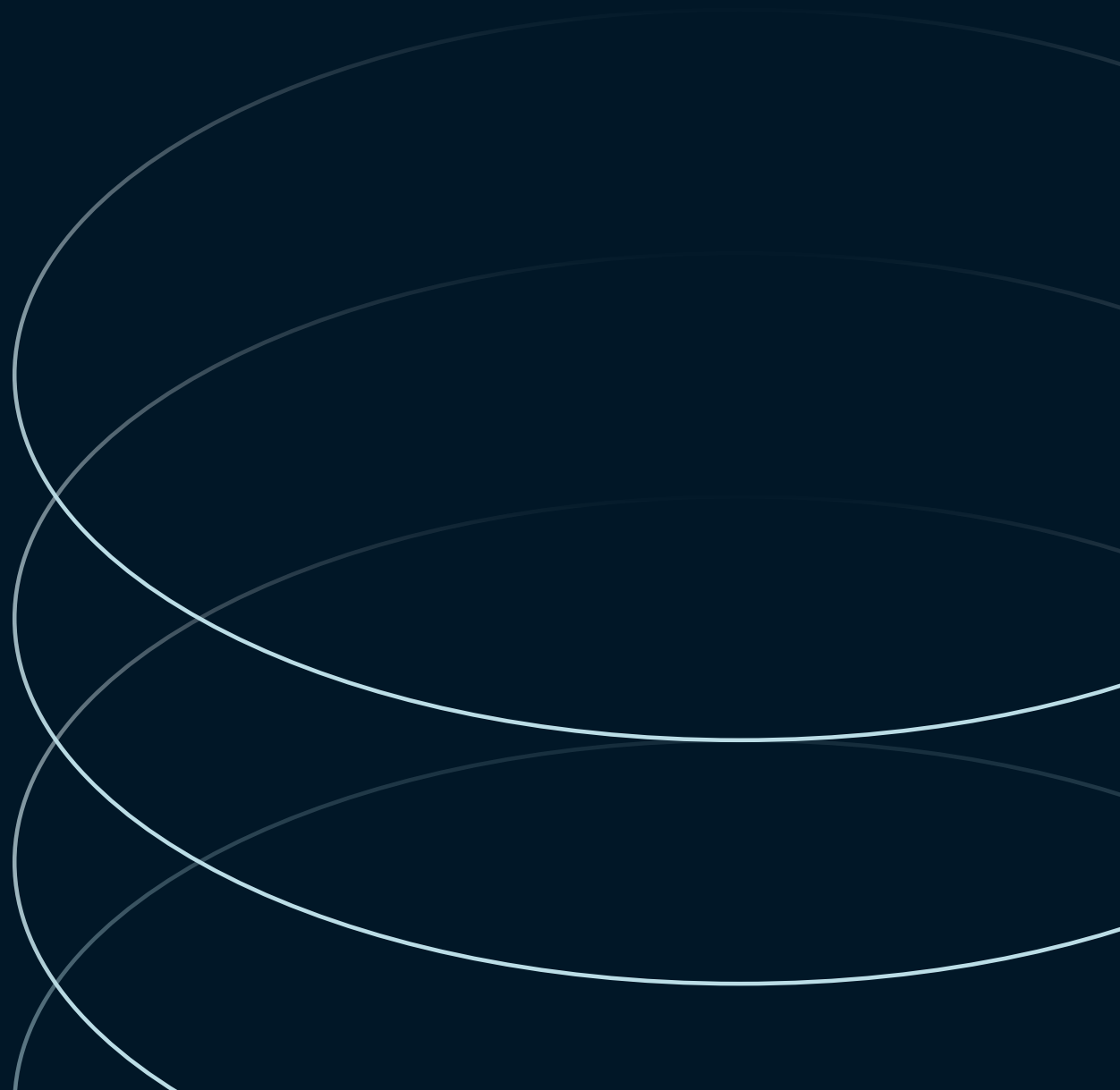
Suite A: 2,878 SF

Suite B: 4,922 SF



FIRST FLOOR PLAN

SCALE 1/8" = 1'-0"



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