

**7217 Longview Street,
Cincinnati, OH 45216**

**Industrial Space For
Lease
5,300 SF**



**AVAILABLE:
5,300 SF**

USES:
Light industrial - former auto body

OFFERED AT:
\$4,000/month gross + utilities

LOCATION:
Located within 0.6 miles of I-75 - right off Paddock Road
Exit 9.

- SUMMARY:**
- Visible from I-75
 - 1 drive-in
 - 12' clear
 - New paint booth w/ compressor
 - 400 amp - 3 Phase



North Ridge Realty Group
7182 Liberty Centre Drive, Suite M
West Chester, OH 45069

Marshall Stretch
VP Sales & Leasing
513.504.8232 Mobile

John Stretch
Broker / Owner
513.623.6505 Mobile

Disclaimer: The Realtor involved in selling the premises is relying on all information provided herein or supplied by owner or owner's sources in connection with the Real Estate. We cannot guarantee this information.

OVERVIEW

7217 Longview St.
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45216
Industrial Space
For Lease

YEAR BUILT:
1962

OCCUPANCY:
Immediate

SPACE INFO:

- Approximately 5,300 SF
- Laundry hookup
- New paint booth & compressor
- LED lighting
- 10K pound vehicle lift
- Floor drains
- One electric drive-in door - 10'x10'
- 400 amp - 3 Phase
- 12' clear
- Gas fired heater in warehouse
- Zoned ML (Click for zoning - Chapter 1413 Manufacturing Districts)



5,300 SF

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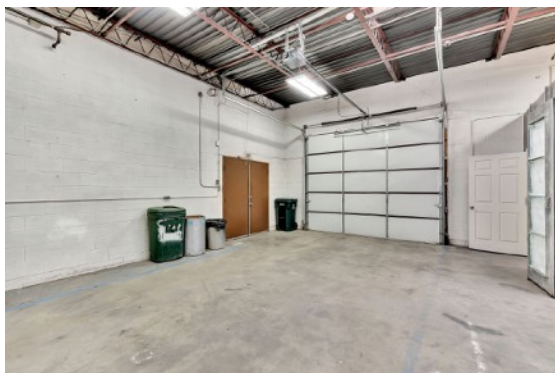
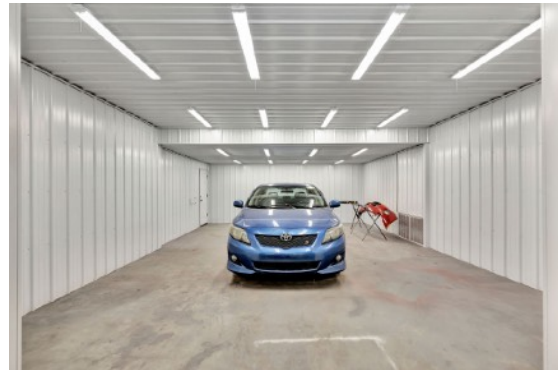
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PROPERTY PHOTOS

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AERIAL

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**SITE W/ I-75
VISIBILITY**

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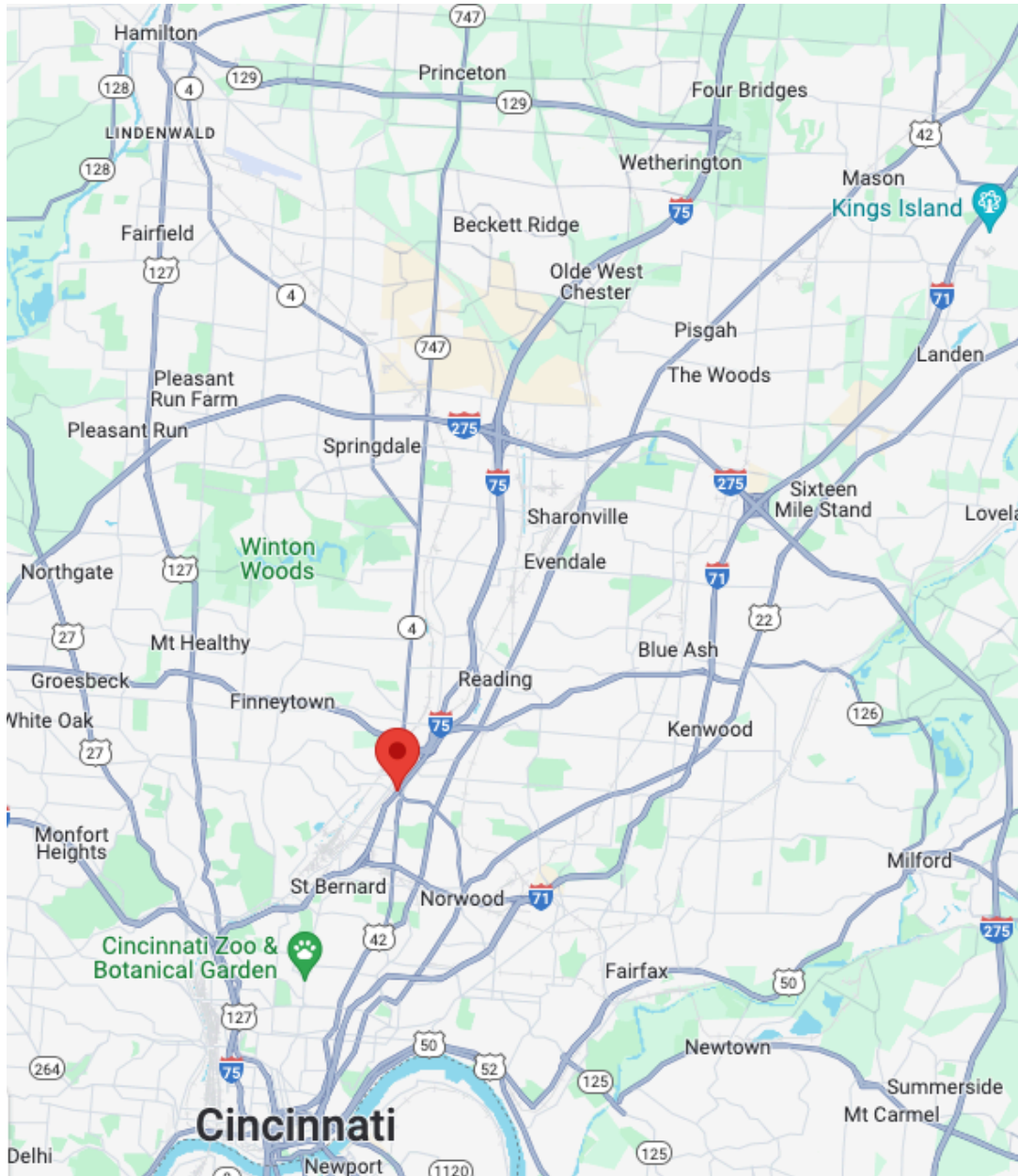
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STREET MAP

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