

FOR SUBLEASE

4921 PARA DRIVE

CINCINNATI, OH 45237

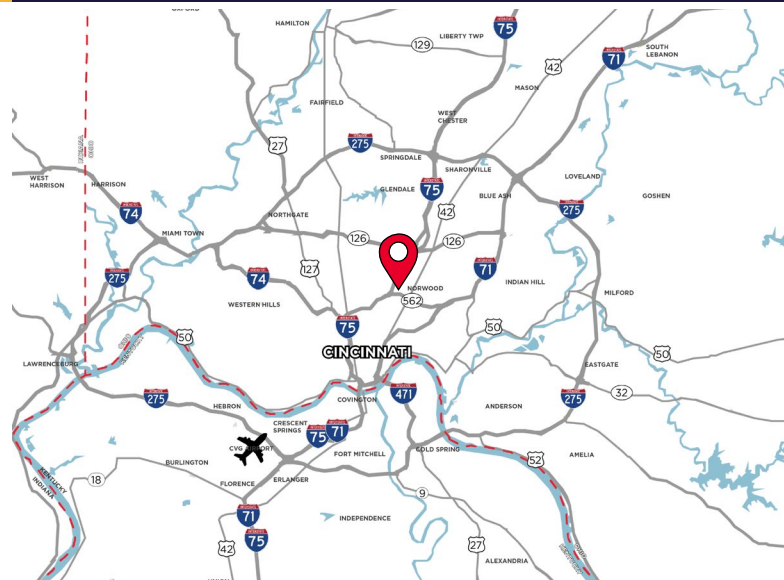


AVAILABLE 5/1/2026 FOR SUBLEASE

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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TOTAL BUILDING SIZE 99,000 SF

OFFICE SIZE 10,000 SF

WAREHOUSE SIZE 89,000 SF

YEAR BUILT 1955

ACRES 4.00 Acres

CLEAR HEIGHT 16' - 17'

LIGHTING LED

ZONING MG

DOCK DOORS (5) Dock Doors; 8'x8'
(3 w/ levelers)

DRIVE-IN DOORS (1) Drive-in Door; 10'x12'

PARKING 30+ Auto parking spots

SPRINKLER Wet standard density

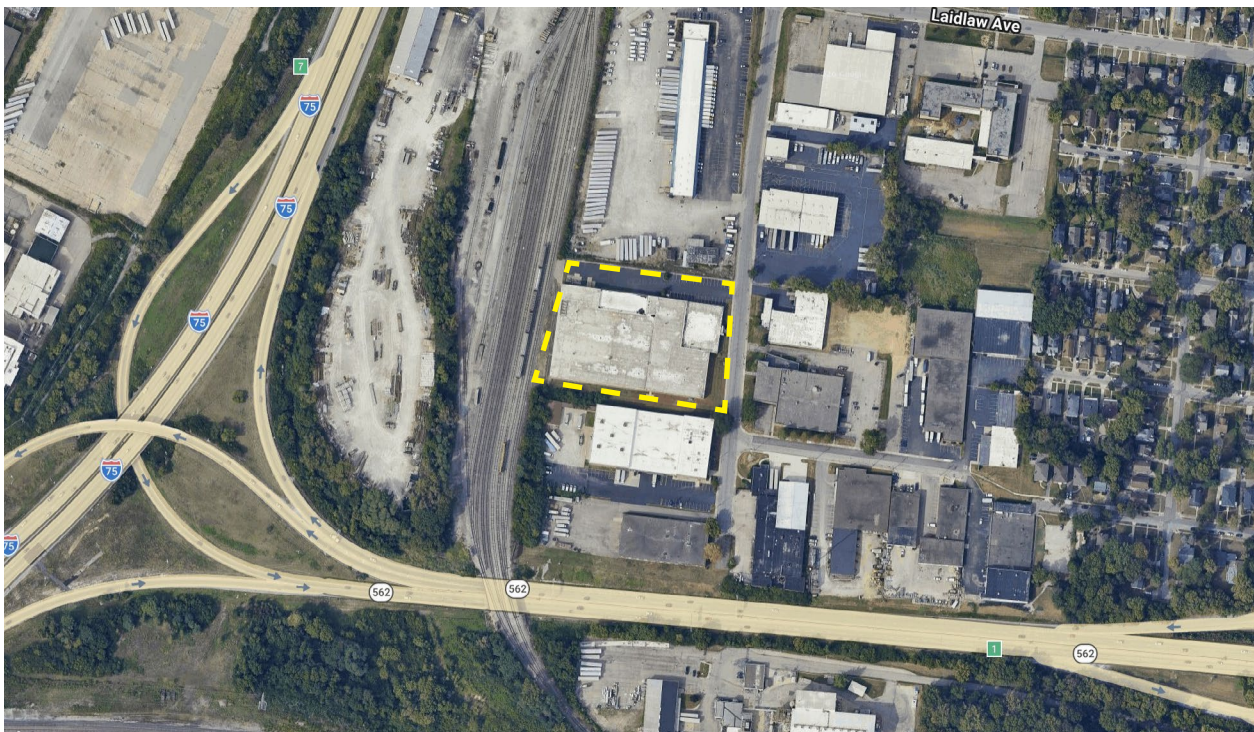
ELECTRIC 600 amp, 240v, 3 phase

HEAT Gas fired unit heaters

MISC. Back up generator
Exhaust fans
Newer membrane roof

OPEX \$1.75/SF

AERIAL



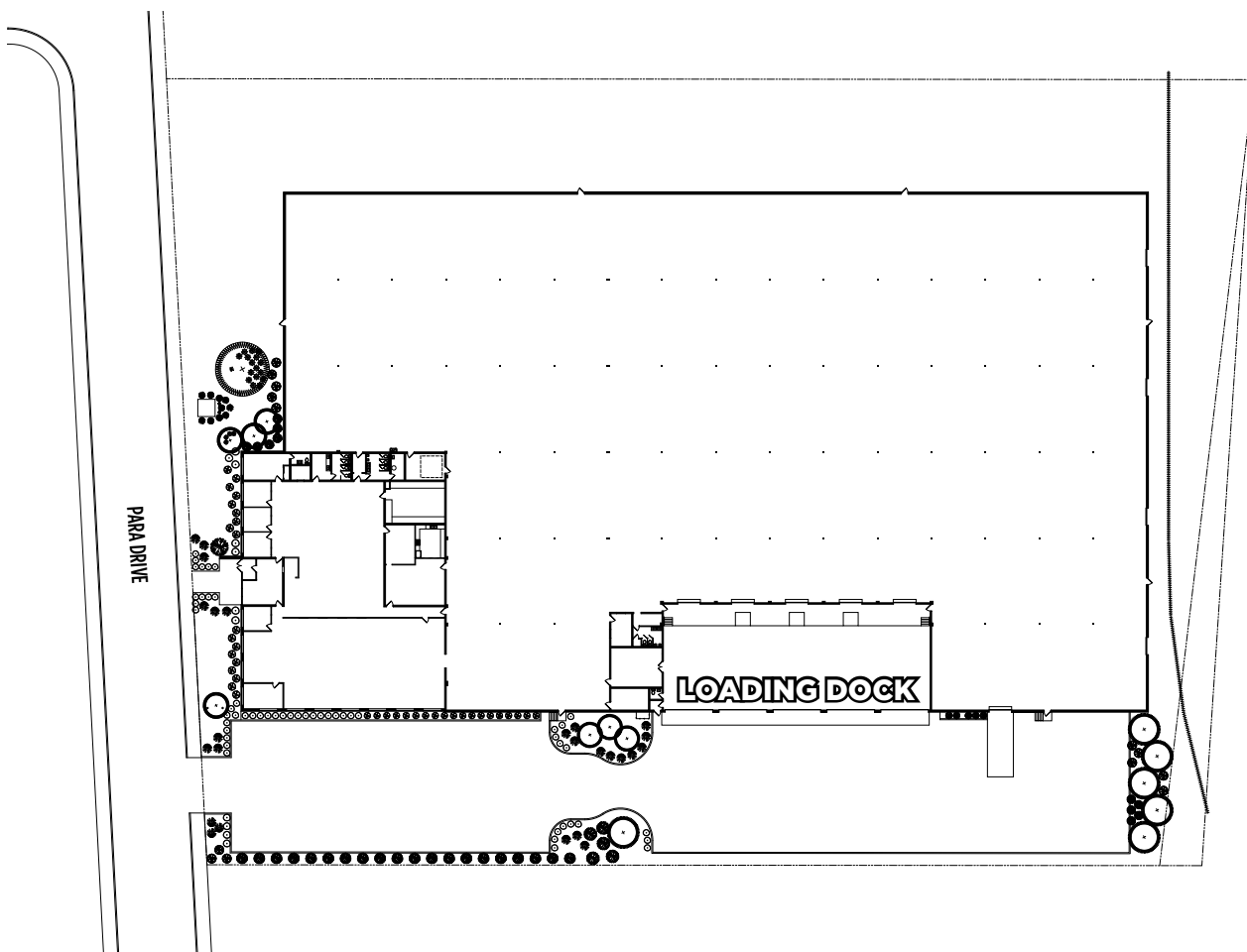
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SITE PLAN



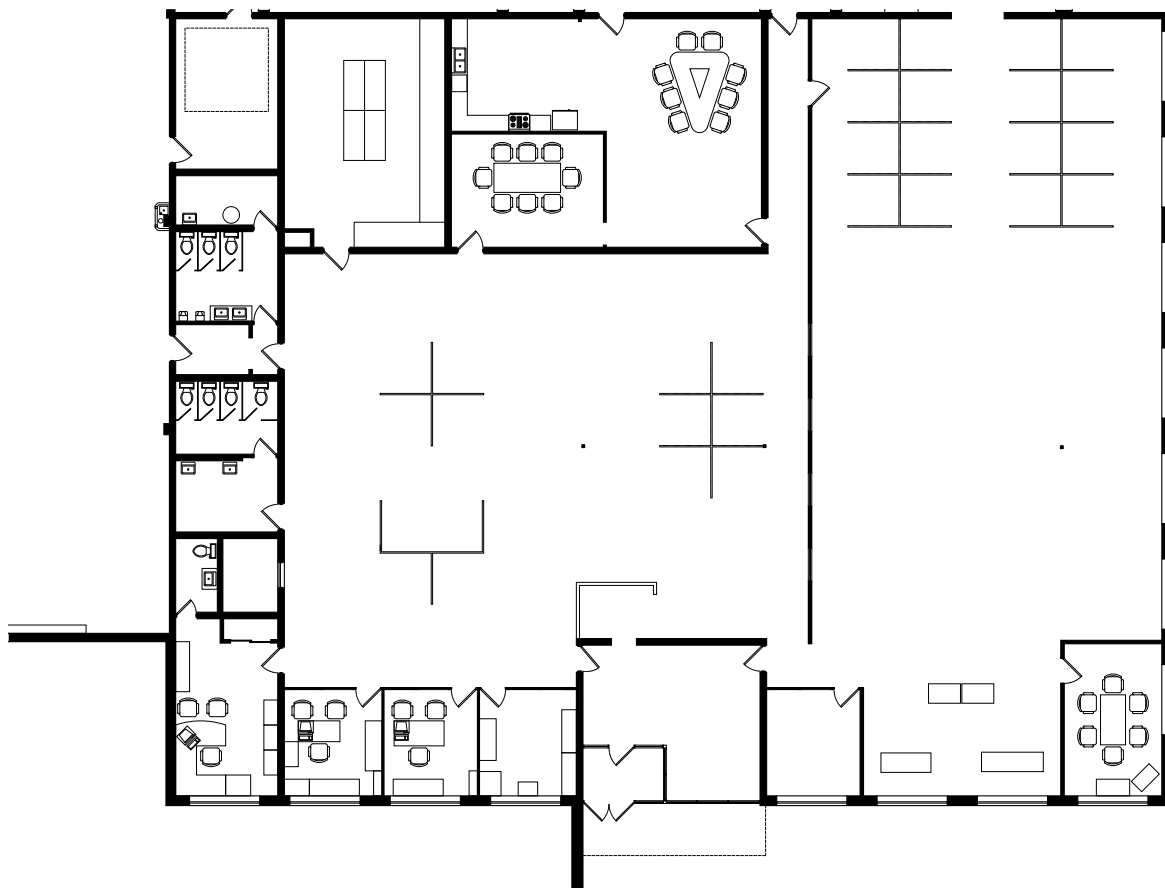
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OFFICE FLOOR PLAN



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EXTERIOR PHOTOS



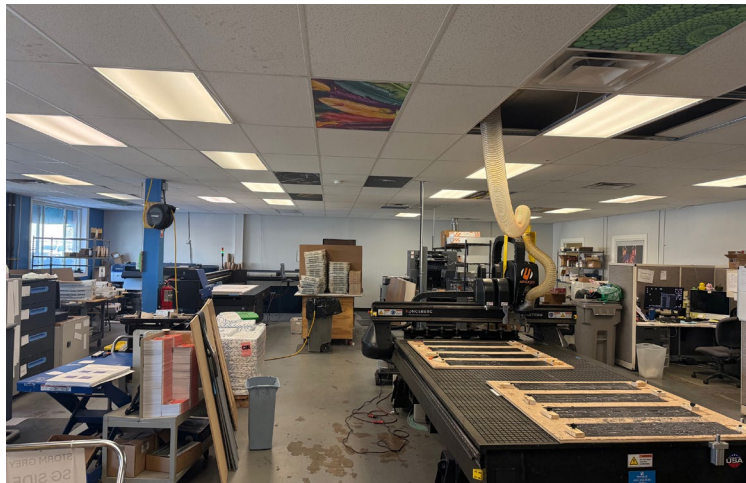
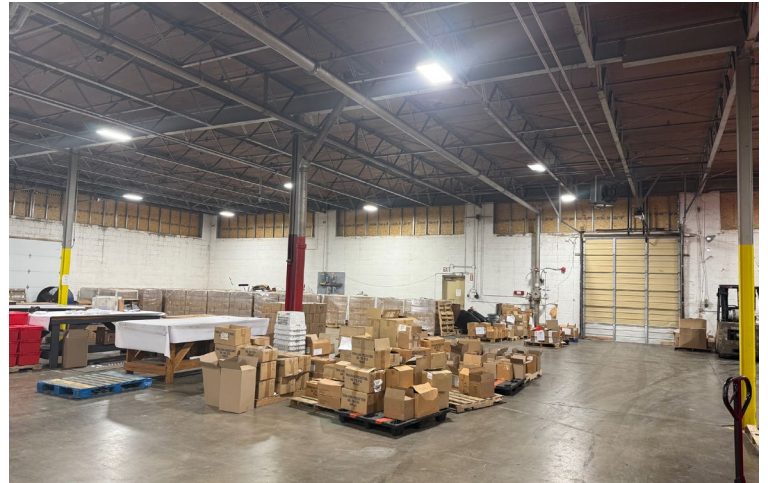
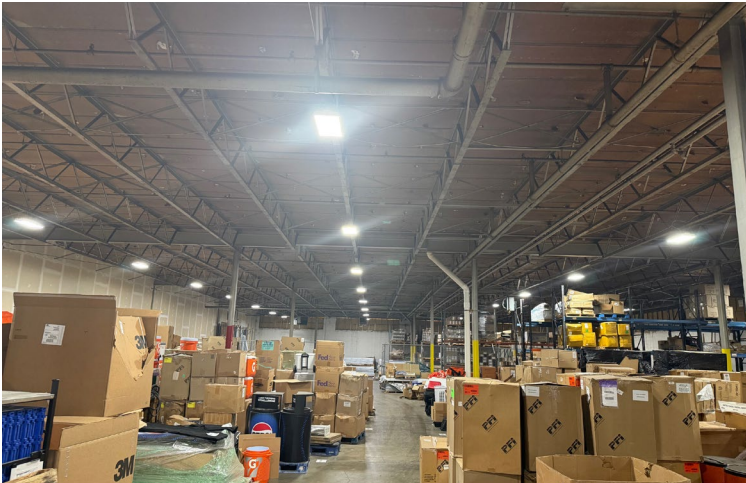
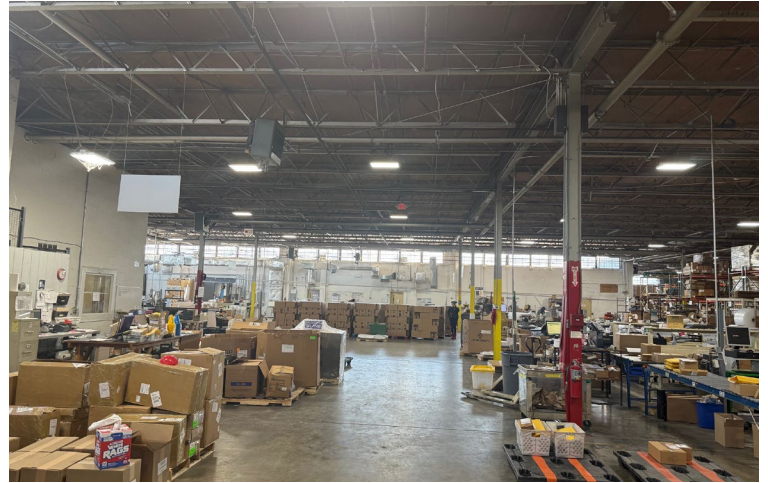
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INTERIOR PHOTOS



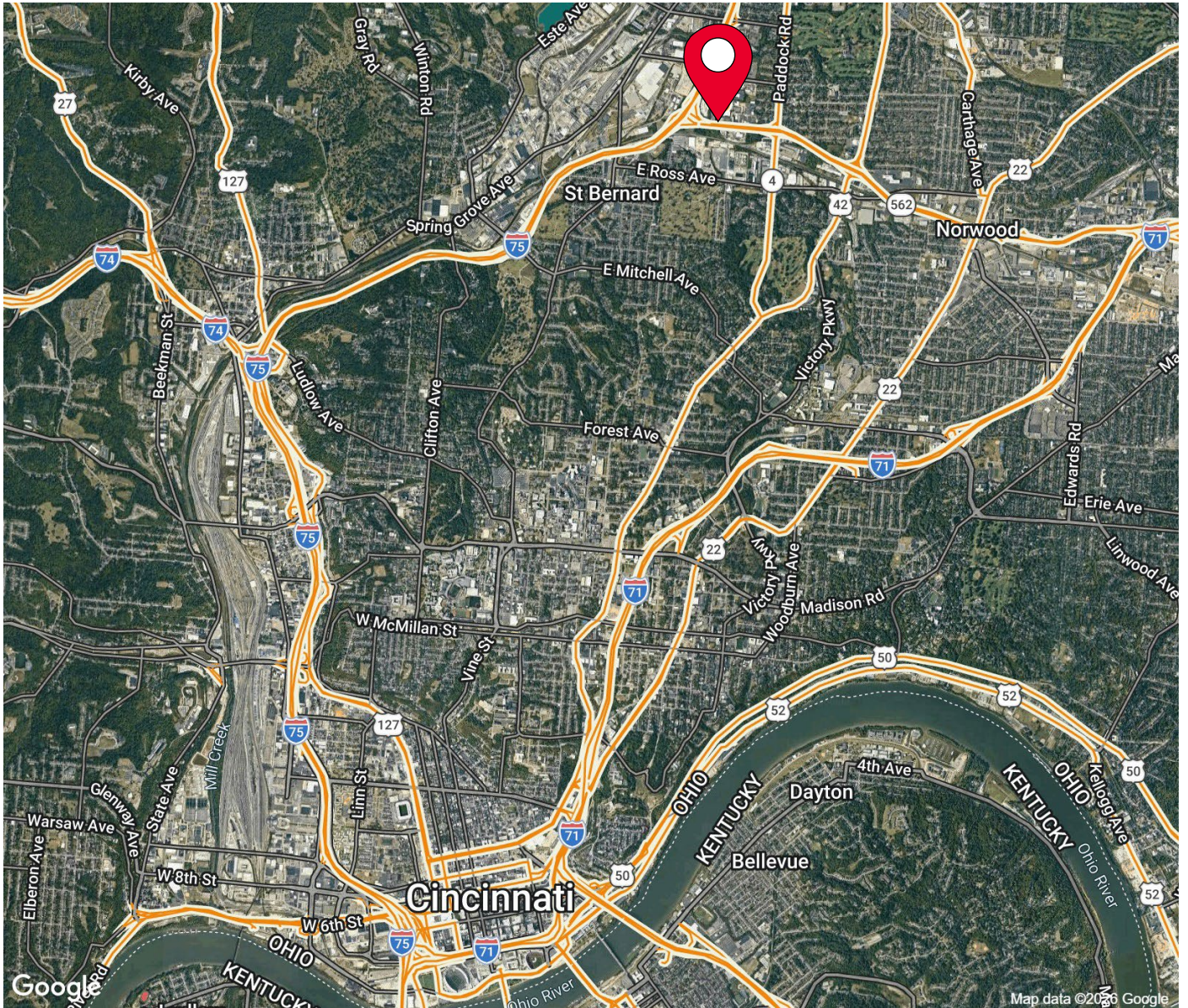
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AERIAL LOCATION



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