



**6550 Hamilton Lebanon Road  
Middletown, OH**

**PRICE REDUCED!**

**\$3,250,000**

**27,025 SF AVAILABLE**

**Scott Kaster**  
SAL.2009000788  
[scott@bergman-group.com](mailto:scott@bergman-group.com)  
937.673.4366





Information included or referred to herein is furnished by third parties and is not guaranteed as to its accuracy or completeness. You understand that all information included or referred to herein is confidential and furnished solely for the purpose of your review in connection with a potential purchase of the subject property(ies), as applicable. Independent estimates of pro forma income and expenses should be developed by you before any decision is made on whether to make any purchase. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outline some of the provisions contained therein and are qualified in their entirety by the actual documents to which they relate. The asset owner(s), their servicers, representatives and/or brokers, including but not limited to NAI Global, NAI Bergman and their respective agents, representatives, affiliates and employees, (i) make no representations or warranties of any kind, express or implied, as to any information or projections relating to the subject asset(s), and hereby disclaim any and all such warranties or representations, and (ii) shall have no liability whatsoever arising from any errors, omissions or discrepancies in the information. Any solicitation for offers to purchase the subject asset(s) is subject to prior placement and withdrawal, cancellation or modification without notice.

## Highlights

- Sale Price \$3,250,000
- Cold Room/Storage
- 27,025 SF Building
- 4.217 Acres
- Fully Air Conditioned
- 480/277V/3Ph 1200A
- Floor Drains



# PROPERTY SUMMARY

FOR SALE & LEASE | 03

## General Information

Building Name	Moeller Brew Barn
Address	6550 Hamilton Lebanon Rd.
City, State, Zip	Middletown, OH 45044
County	Butler
Parcel ID #	C1800013000036
Nearest Highways	I-75
Submarket	Monroe
Year Built	2017
Rentable Area	27,025 SF
Property Land Size	4.217 AC
Roof	Metal
Sprinklers	Wet

## Structural Detail

Building Structure	Steel
Floor to Ceiling Heights	24'
Drive In Doors	2
Dock Doors	2

## Parking

Front of Building	102
Rear of Building	(3-5)
Parking Ingress/Egress	Via Lane from Salzman Dr.

## Utility & Other Service Providers

Electricity	Duke
Natural Gas	Duke
Water/Sewer	City of Monroe

# PARCEL INFORMATION

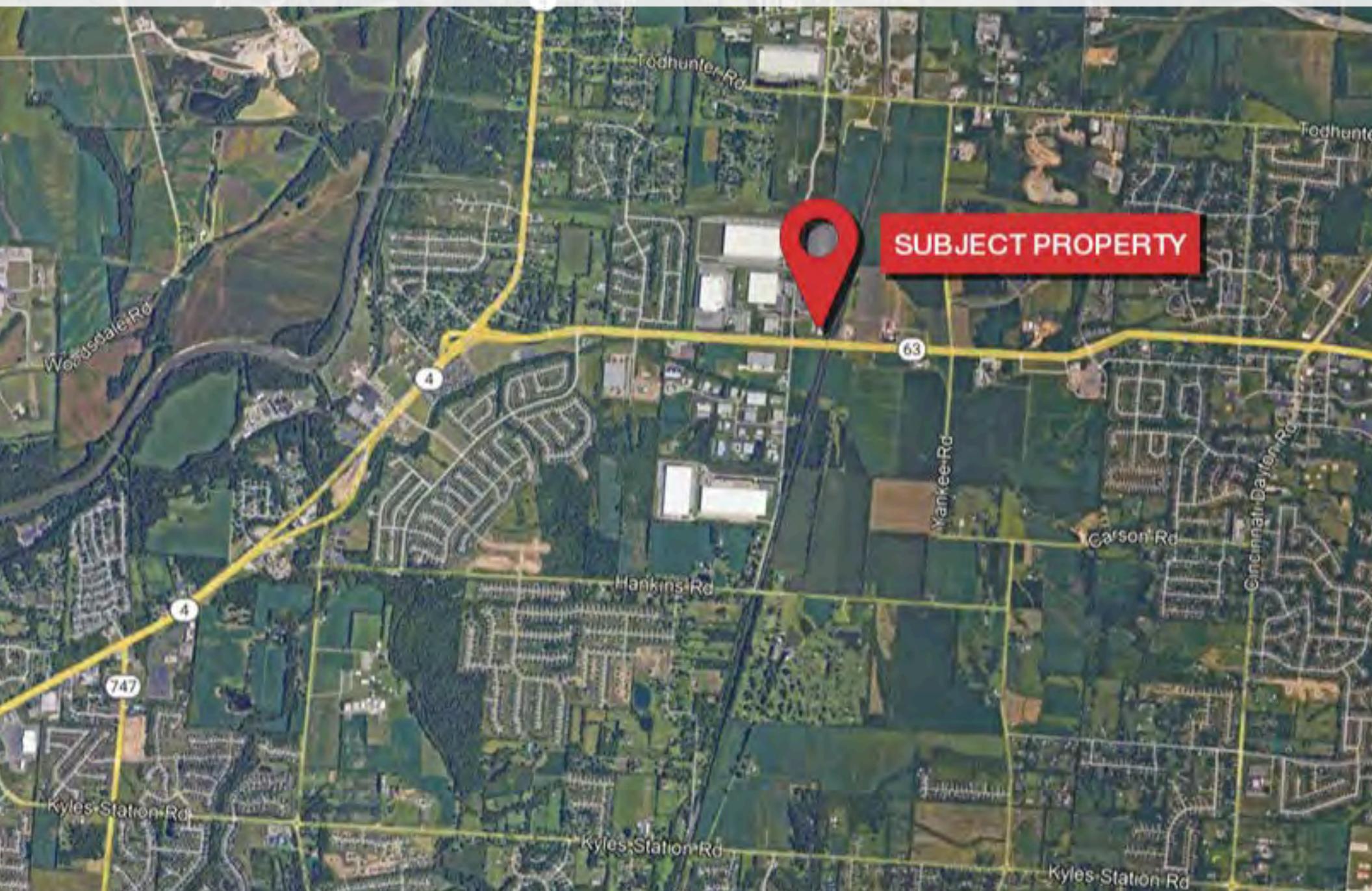
FOR SALE & LEASE | 04



<b>Parcel</b>	C1800013000036
<b>Gross SF</b>	27,025
<b>Acres</b>	4.217
<b>Year Built</b>	2017
<b>2022 Real Estate Taxes</b>	\$44,195.94

\*Per Butler County Auditor, except square footage, which was based on information provided by Owner.





# AERIAL

FOR SALE & LEASE | 06



## CINCINNATI

Cincinnati, or the “Queen City,” was founded in 1788. It is the third largest city in Ohio and the 28<sup>th</sup> largest city in the United States. The Greater Cincinnati region encompasses a 15-county area, where Ohio, Kentucky, and Indiana meet. The metropolitan population is just over 2.15 million people. Cincinnati has a low cost of doing business and living. It is also home to the headquarters of several major corporations. This includes: Proctor & Gamble, The Kroger Company, Cintas, American Financial Group, Inc., Fifth Third Bank, Western & Southern Financial Group, The E.W. Scripps Company, and Cincinnati Bell.

Greater Cincinnati is one of the most strategically located metropolitan regions in the United States for access by manufacturing and service industries. Air, highway, river, and rail transportation give Cincinnati ready access within 600 miles of 53% of the nation’s manufacturing establishments and 57% of the nation’s value added by manufacturing. Three interstate highway systems (I-75, I-74, and I-71) and two interstate connectors (I-275 and I-471) serve the Cincinnati region and provide access to all geographic directions.

The accessibility combined with Cincinnati’s top-ranked business climate has made it a choice location for businesses small and large.

## FORTUNE 500 & 1000 HEADQUARTERED COMPANIES IN GREATER CINCINNATI



Sources: [realwealthnetwork.com](http://realwealthnetwork.com), [www.areavibes.com](http://www.areavibes.com), [www.city-data.com](http://www.city-data.com), [www.enacedemic.com](http://www.enacedemic.com), [www.worldpopulationreview.com](http://www.worldpopulationreview.com), [redicincinnati.com](http://redicincinnati.com)



## BUSINESS CLIMATE

Cincinnati, now with a total of nine Fortune 500 and 1000 companies, is one of the fastest growing cities in the Midwest.

A great business climate backed by strong tax incentives, innovative companies, strong educational systems, and having one of the lowest costs to do business has ranked Cincinnati 6<sup>th</sup> in the nation for attracting new and expanding companies.

## AT A GLANCE



#1 City for Young Entrepreneurs to Start Their Journey  
- bizee, 2024



#2 State for Cost of Doing Business (Ohio)  
-International Trade Administration (ITA), 2023



#3 State for Business Incentive Programs  
-Area Development, 2024



#4 State for Cost of Living  
-CNBC, 2024



#5 Best Places to Live  
-Money, 2024

Rank	Largest Public	2024	Employee
1	Kroger Co.	\$147.12	420,000
2	Procter & Gamble	\$84.04 B	107,690
3	GE Aerospace	\$38.7 B	53,000
4	Cincinnati	\$11.34 B	5,623
5	Cintas Corp.	\$9.6 B	48,366
6	Fifth Third	\$8.48 B	18,616
7	American	\$8.32 B	8,700
8	Hillenbrand, Inc.	\$3.18 B	10,450
9	E.W. Scripps, Co.	\$2.51 B	6,038
10	Chemed Corp.	\$2.43 B	15,695

Sources: <https://www.bizjournals.com/cincinnati/subscriber-only/2025/07/04/cincinnatis-21-largest-public-companies.html>, <https://redicincinnati.com/data-resources/awards-and-accolades/>

## EDUCATION RESOURCES

Fourteen major universities within 100 miles of Cincinnati, Ohio have a combined undergraduate enrollment rate of over 125,000 students. The thriving businesses have created a strong demand for talent and expertise with the top programs for graduates in the 100-mile radius being:

- Health Professionals
- Business, Marketing, Management
- Engineering
- Education
- Liberal Arts



## DAYTON

With approximately one million residents, the Greater Dayton area is the fourth largest metropolitan region in Ohio. Excellent employment opportunities, diversity and low cost of living make Dayton an attractive Midwestern location. Dayton is one of the nation's top 90-minute markets, with access to more than 5.6 million people by car and more than 137 million people by air.

With a strong and diverse economy, the Greater Dayton area is a regional hub for national and global commerce. Dayton is home to Wright-Patterson Air Force Base (WPAFB), which serves as a key nerve center of the Air Force. It is considered among the most important military installations in the country, and has a \$2.3 billion annual economic impact on the Greater Dayton Region.

Dayton is aggressively looking to the future, and is home to a thriving IT community with companies such as LexisNexis, Standard Register, and Reynolds & Reynolds, among others. These companies, as well as Wright Patterson Air Force Base, both complement and capitalize on this churning hot-bed of talent and skills coming out of the local universities each year.



## MONROE & BUTLER COUNTY

The City of Monroe was founded in 1817 and has grown to a population of about 13,500 spanning from Dayton to Cincinnati along I-75. The City of Monroe consists of approximately 17 square miles. Butler County is located in the heart of the Midwest. With seven interchanges on Interstate 75 and railroad access across Butler County, there is outstanding access to multiple markets.

Butler county has its own regional airport and is within 45 minutes drive time of two international airports. Butler County is in the center of two major metropolitan areas and is one of the fastest-growing counties in Ohio in job creation.

In addition to being a center for agriculture, many large firms operate out of Butler County, such as: Amazon, Procter & Gamble, Miller-Coors, Advance Pierre Foods, Pacific Manufacturing, Liberty Mutual, and Cliffs Steel.

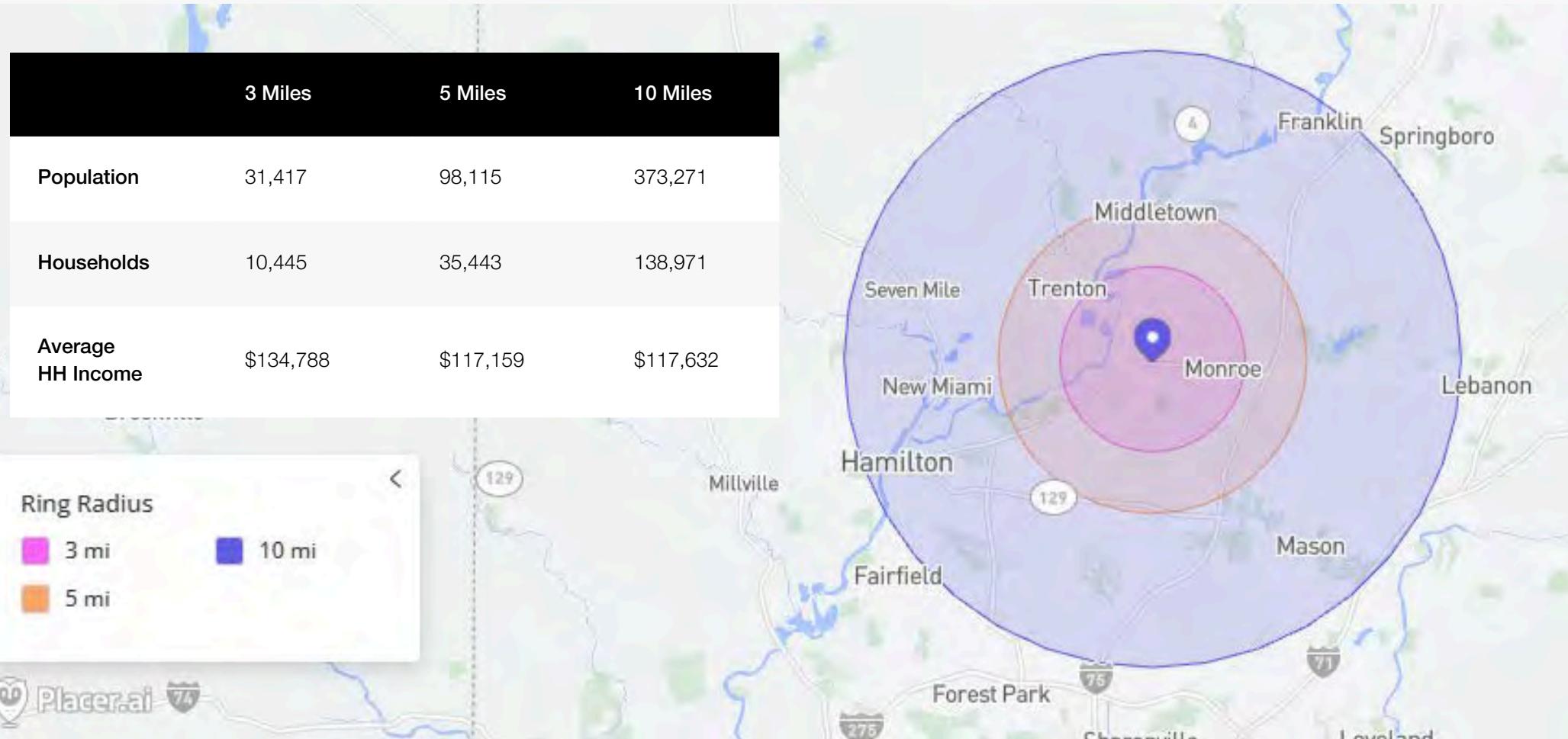
CITY OF MONROE

Sources: <https://businessviewmagazine.com/monroe-ohio/>



# Demographics

FOR SALE & LEASE | 12



# THANK YOU

**Scott Kaster**

SAL.2009000788

scott@bergman-group.com

937.673.4366



STAY CONNECTED



4695 Lake Forest Drive, Suite  
100, Cincinnati, OH 45242



+1 513 769 1700



bergmancommercial.com