



FOR SALE | INDUSTRIAL
2181 GRAND AVE

CINCINNATI OH 45214



INDUSTRIAL WAREHOUSE | 67,976 SF

SALE PRICE: \$3,950,000

2181 GRAND AVE, CINCINNATI, OH 45214

Jonathan Romanovich | (614) 935 - 9075 | jvr.propertyolutions@gmail.com

The information contained herein was furnished by sources believed to be reliable, but it is not guaranteed, warranted or represented by JVR Property Solutions. The presentation of this property is submitted subject to errors,



PROPERTY HIGHLIGHTS

- ❖ ± 55,000 SF of Open Warehouse
- ❖ ± 11,000 SF of Office
- ❖ 100% Sprinklers (Wet) Throughout (Updated & Inspected 2024)
- ❖ Column Spacing (25.5' x 25.5')
- ❖ Warehouse Clear Height 12 - 14'
- ❖ Zoning : Manufacturing
- ❖ 4.62 Acres

OFFERING SUMMARY

Available SF:	67,976 SF
Sale Price :	\$3,950,000

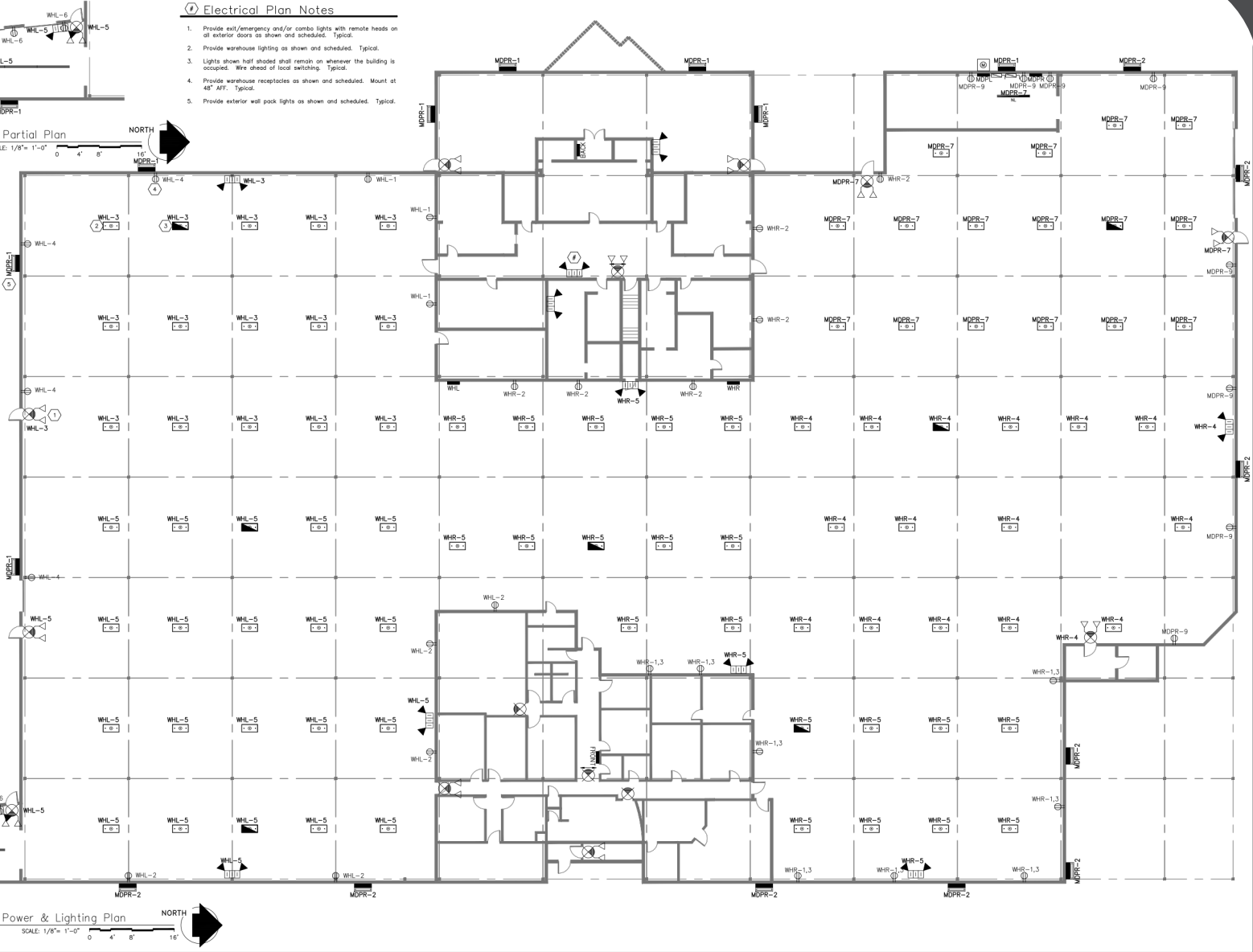
- ❖ New Roof Over-Layment (2024)
- ❖ Offices completely remodeled (2024)
- ❖ 4 Docks (8' x 9.5')
- ❖ 2 Drive-In Doors (12' Clear Height)

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Electrical Plan Notes

1. Provide exit/emergency and/or combo lights with remote heads on all exterior doors as shown and scheduled. Typical.
2. Provide warehouse lighting as shown and scheduled. Typical.
3. Lights shown half shaded shall remain on whenever the building is occupied. Wire ahead of local switching. Typical.
4. Provide warehouse receptacles as shown and scheduled. Mount at 48" AFF. Typical.
5. Provide exterior wall pack lights as shown and scheduled. Typical.

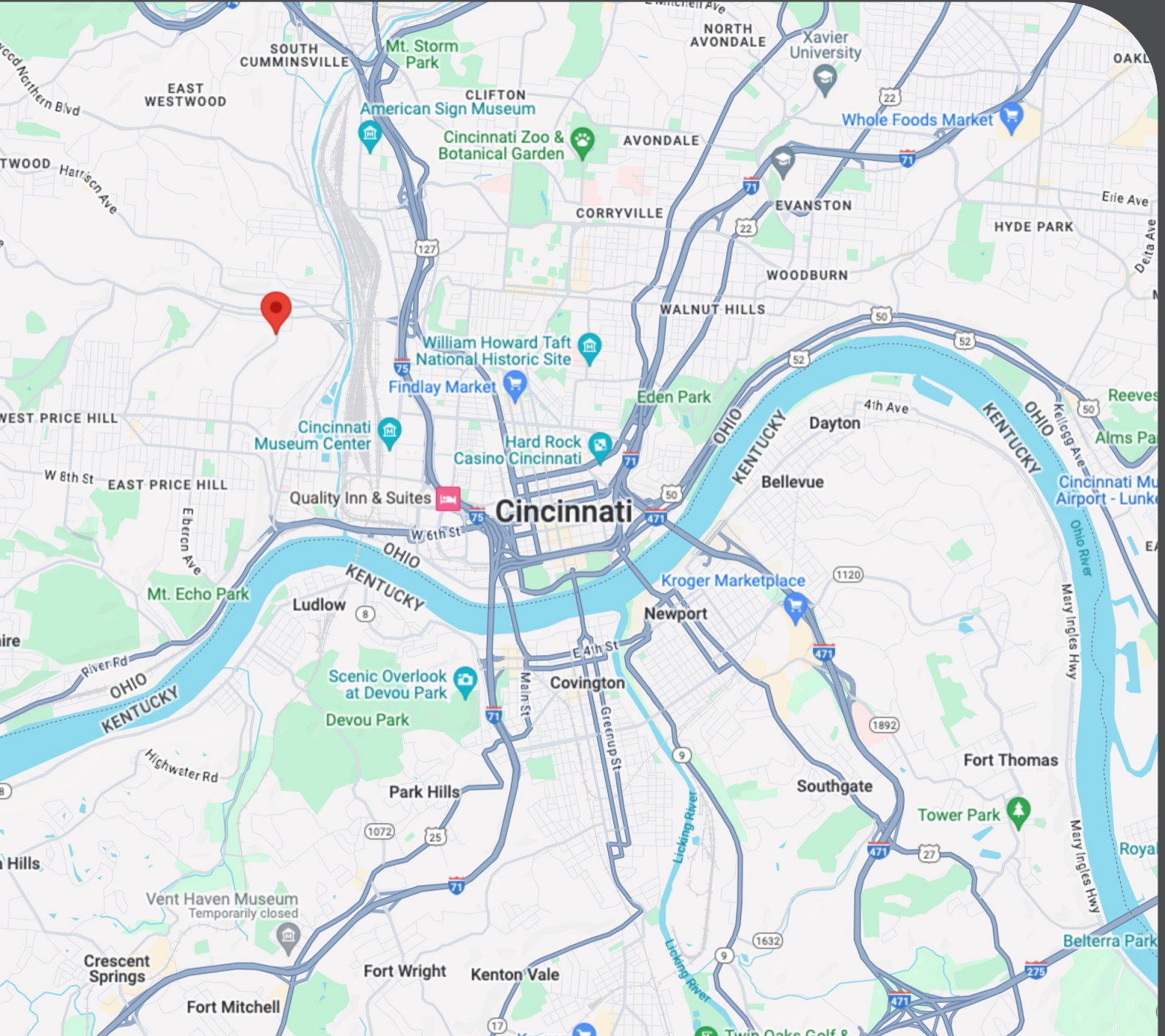


AVAILABLE SPACES - FloorPlan

SUITE	SIZE	RATE	DESCRIPTION
	67.976 SF		Available 01/01/2024

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LOCATION OVERVIEW

- ❖ Less than 10 minutes from Downtown Cincinnati.
- ❖ Less than 5 minutes from I-75
- ❖ Less than 15 minutes from I-275
- ❖ Less than 5 minutes from CSX Intermodal Terminals Cincinnati Rail Yard

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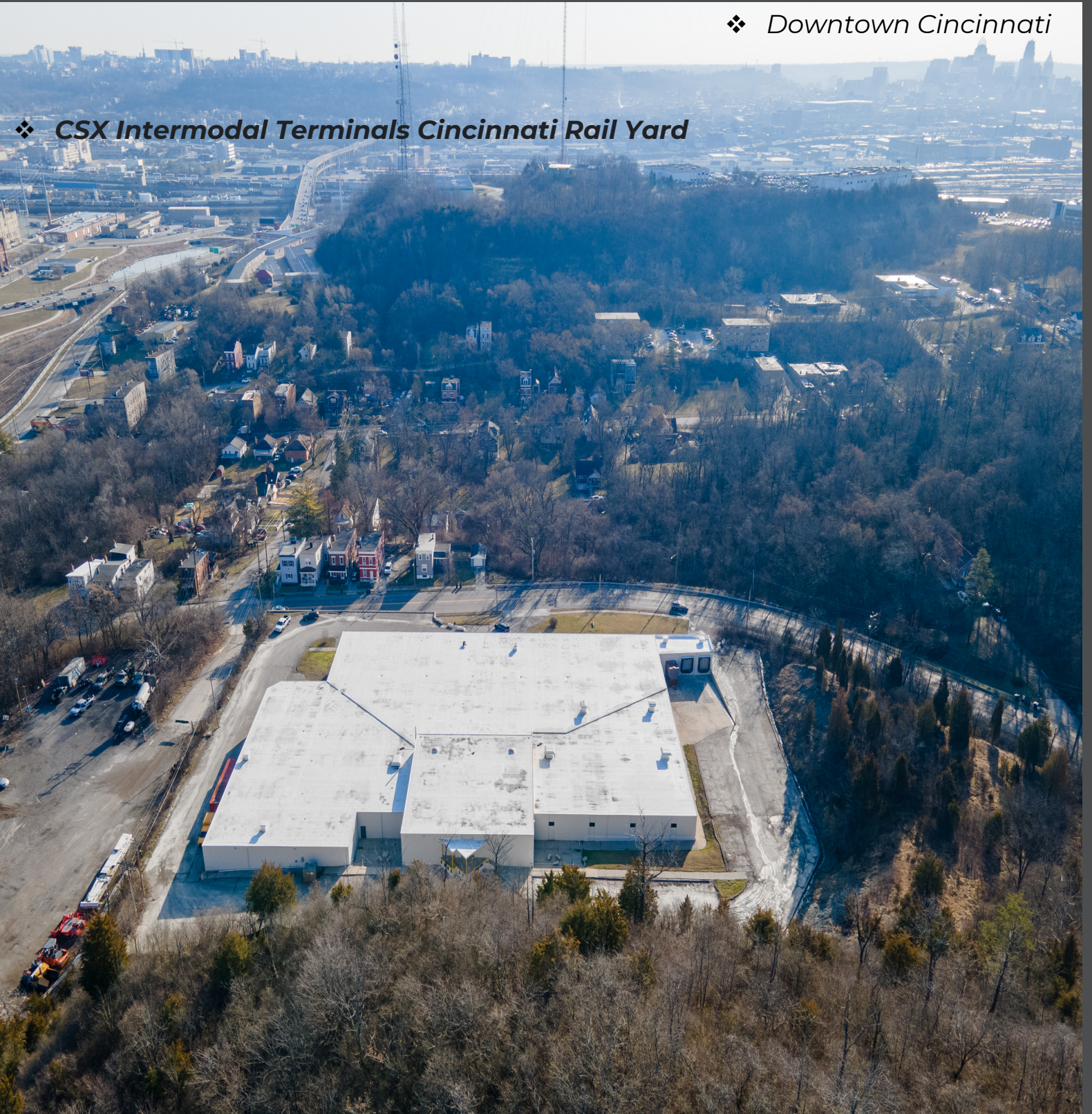
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❖ *Downtown Cincinnati*

❖ ***CSX Intermodal Terminals Cincinnati Rail Yard***



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