



5700 ESTE AVE. CINCINNATI, OH 45232

AVAILABLE FOR LEASE INDUSTRIAL OUTDOOR STORAGE (IOS)

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PROPERTY HIGHLIGHTS

 **14,909 SqFt (4 buildings)**
on approximately 3.5 acres

- Located in City of Cincinnati infill location minutes to I-75
- Approximately 3.5 acre fenced, gated, and graveled IOS yard
- Four (4) buildings totaling 14,909 SqFt; (3,880 maintenance garage, 8,392 office bldg., 1,500 garage, 1,137 house)
- Maintenance garage has compressed airlines, recesses maintenance pit (approx. 3'x60'), and floor drains
- Available: 1/1/2026
- Lease Rate: \$15,000/month NNN + \$2,500/month estimated property taxes & insurance.

 [CLICK HERE FOR AERIAL VIDEO](#)

PROPERTY DETAILS

Maintenance Garage		Garage	
Total SqFt:	3,880	Total SqFt:	1,500 (30'x50')
Warehouse SqFt:	3,600 (40'x90')	Warehouse SqFt:	All warehouse
Office SqFt:	280	Office SqFt:	None
Clear Height:	14'-16'	Clear Height:	11'
Year Built:	1994	Year Built:	1990's
Type Construction:	PEMB w/ block wainscot, fully insulated	Type Construction:	PEMB, wood trusses
Lighting:	LED's	Lighting:	LED's
Column Spacing:	Clear span	Column Spacing:	Clear span
Dock door:	None; To Suit	Dock door:	None
Drive-in door:	Four (4) - 12'x14' (drive-thru capability)	Drive-in door:	One (1) (27'x10')
Sprinkler:	None	Sprinkler:	None
Electrical Service:	120/208-volt, 3-phase, 150-amps and 240-volt, 3-phase, 100-amps	Electrical Service:	Minimal, basic service
Heat:	Natural radiant heaters	Heat:	None
Restrooms:	One (1) single	Restrooms:	None

Office Building		House	
Total SqFt:	8,392 (4,196 SqFt per floor)	Total SqFt:	1,137
Restrooms:	One (1) set on each floor	Restrooms:	One (1)
Parking Spaces:	Approximately 30 fenced and gated		

Totals	
	3,880
	8,392
	1,137
	1,500
	14,909

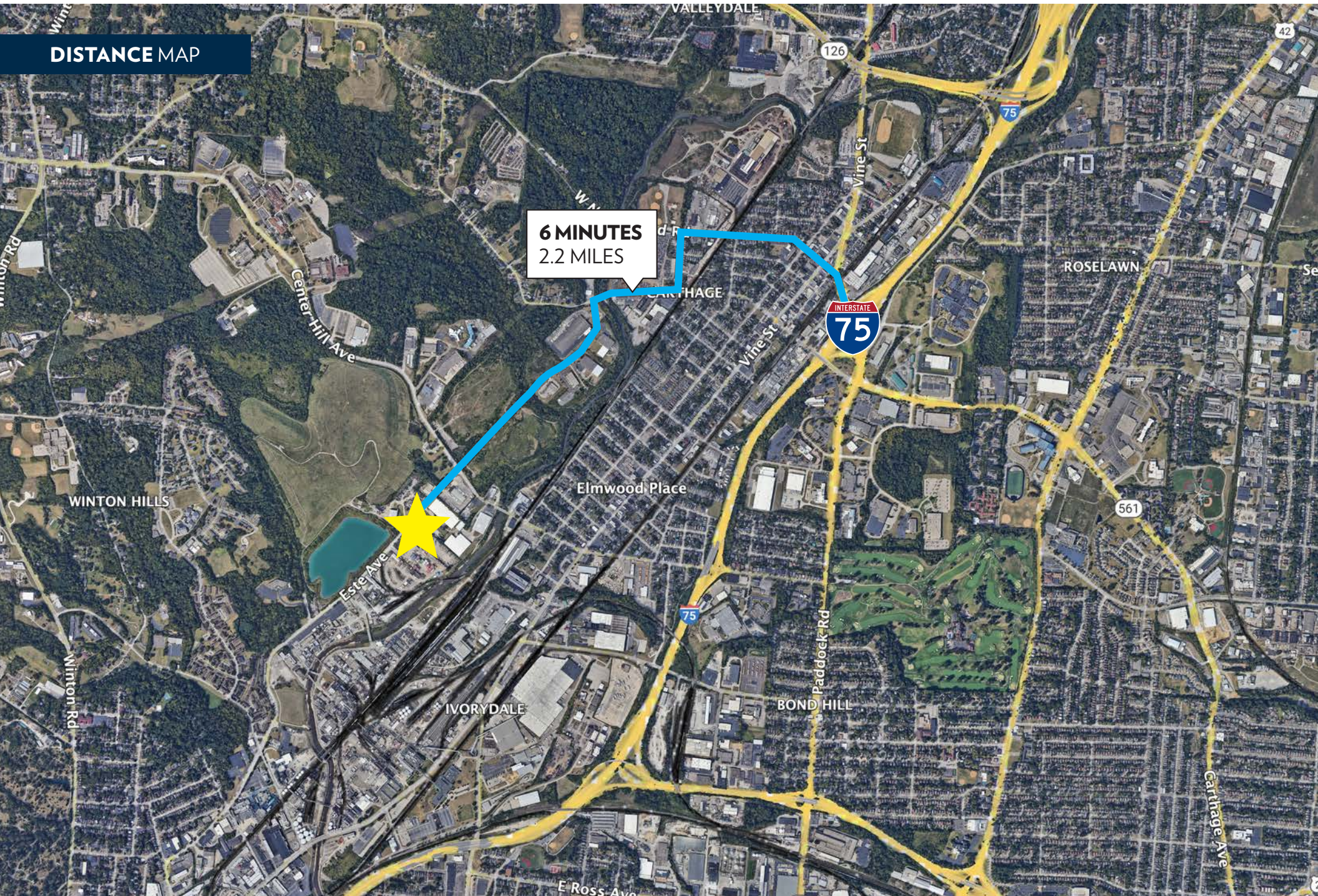
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DISTANCE MAP



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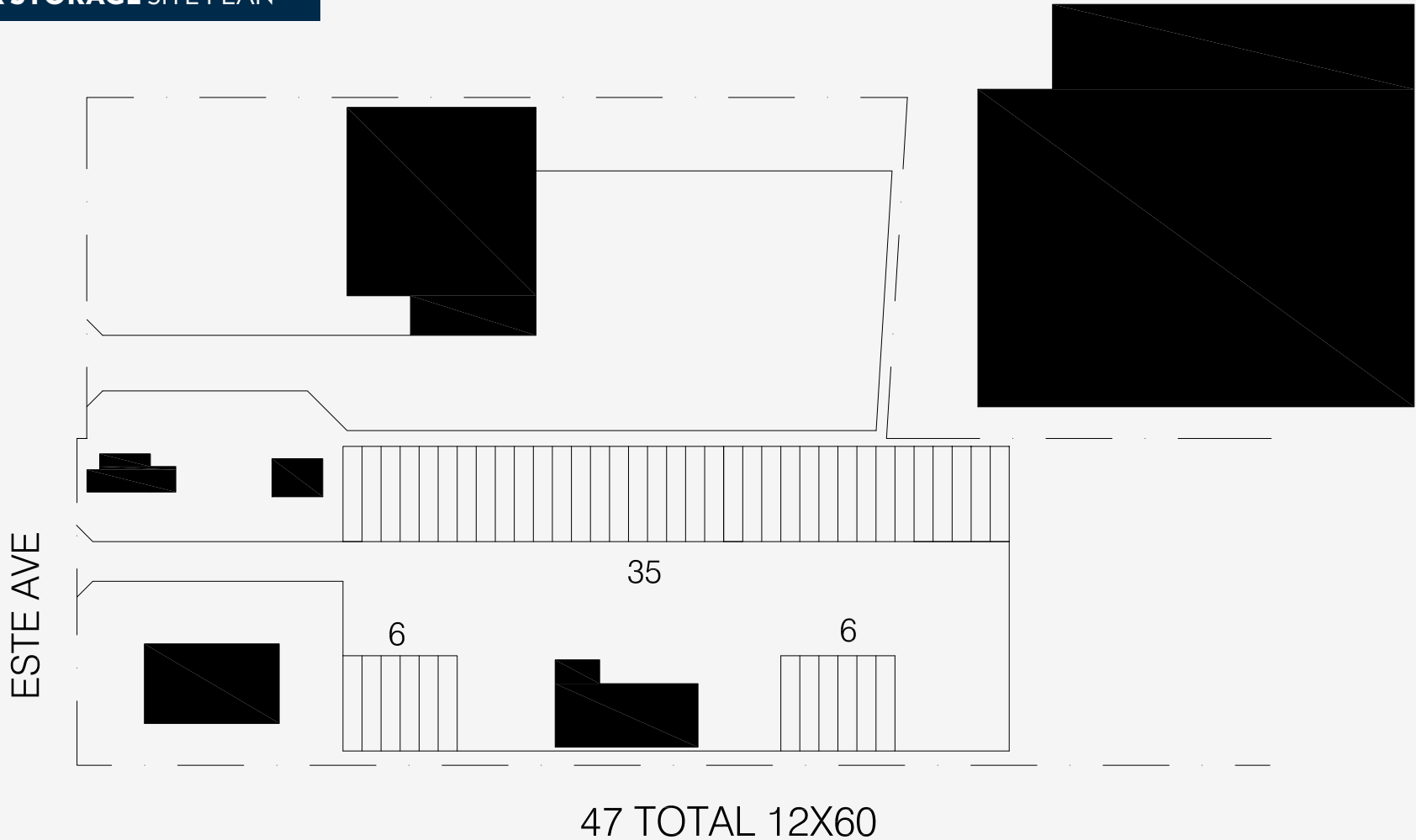


PARCEL OUTLINE

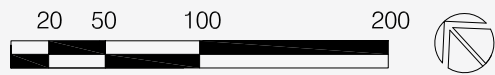


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SAMPLE 53' TRAILER STORAGE SITE PLAN



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DRAWING ISSUED FOR MARKETING
PURPOSES ONLY. ALL CALCULATIONS ARE
APPROXIMATE.

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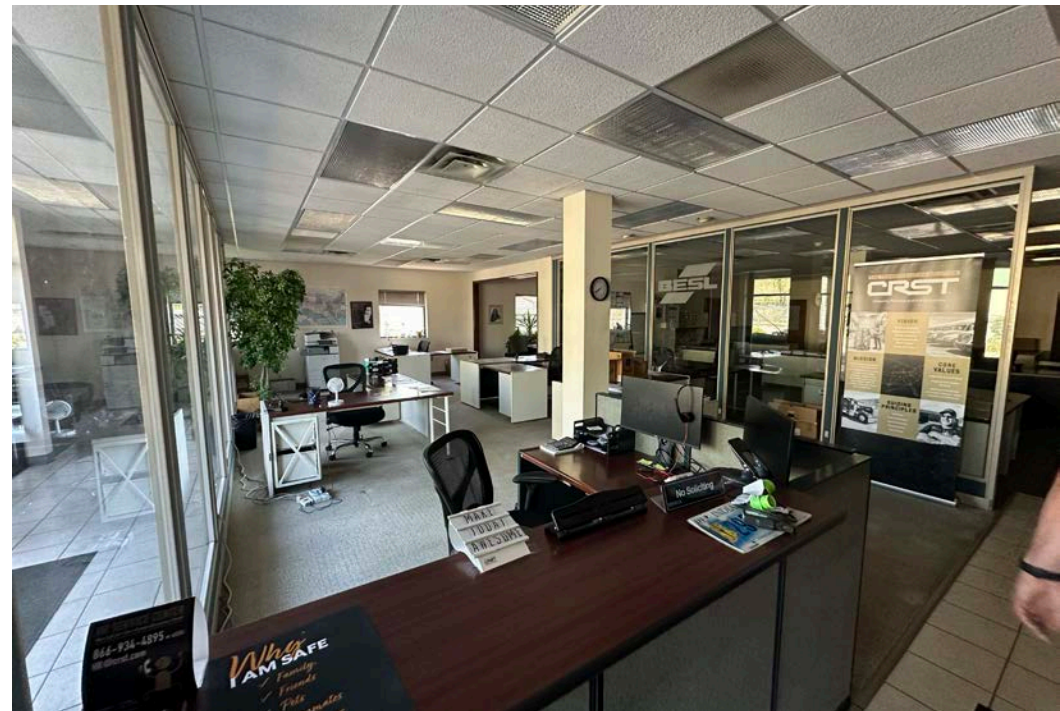
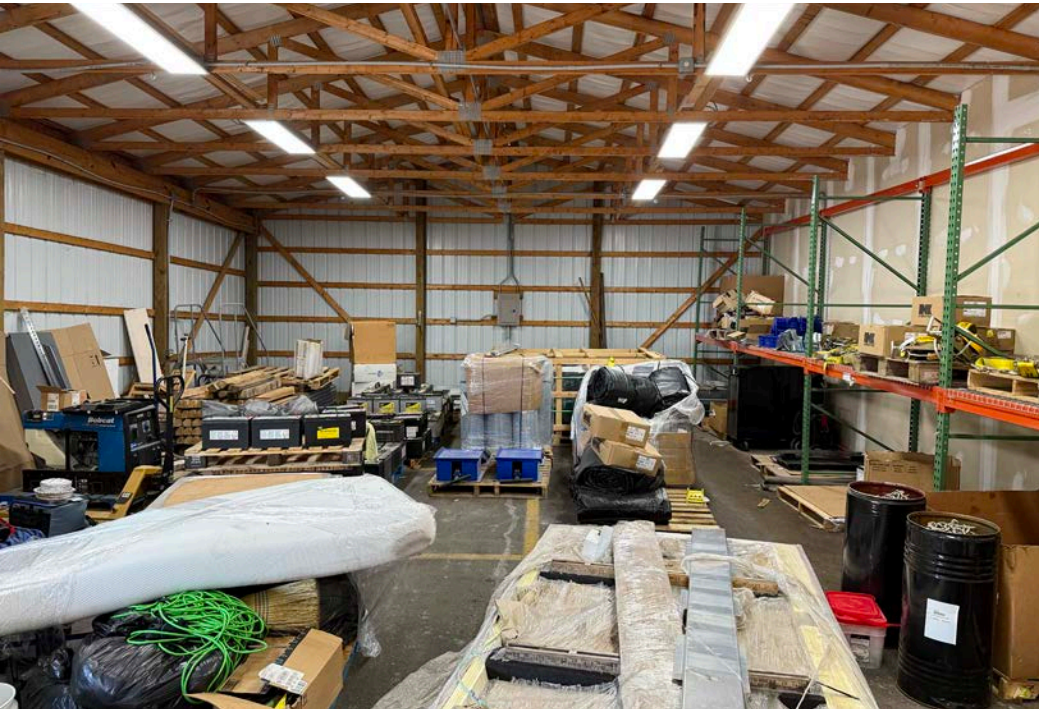
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