

Industrial | For Sale | 253,566 Sq. Ft.



# 4225 Curliss Lane

Batavia Township, OH

[www.cbre.com/cincinnati](http://www.cbre.com/cincinnati)

Exceptionally well maintained 253,566 SF Industrial Facility with Rail Access in Batavia, OH

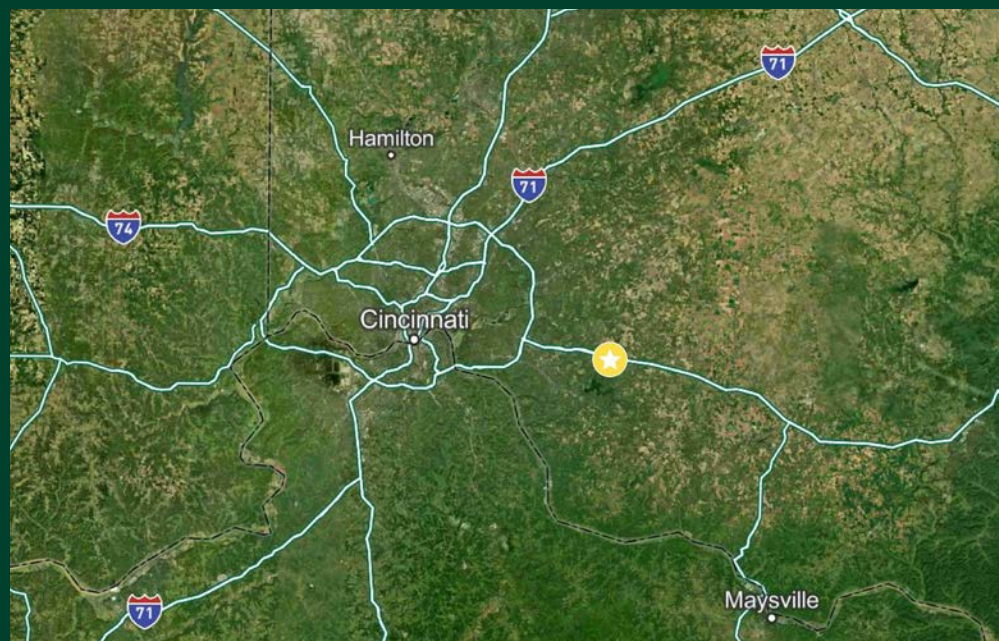




## Key Highlights

- **Norfolk Southern Rail Access:** Direct rail line into the property for seamless freight handling.
- **Power Capacity:** 3,000 amps of power to support high-energy operations.
- **High Clear Heights:** Exceptional range from 25 to 41 feet, accommodating diverse industrial uses.
- **Dock Loading:** 24 docks equipped with mechanical levelers, plus a 20' x 20' oversized drive-in door for versatile loading capabilities.
- **Strategic Location:** Conveniently situated on 21 acres on Cincinnati's growing east side in a FTZ with near proximity to major transportation hubs.

This property combines size, infrastructure, and functionality to meet the demands of industrial users seeking a high-performing space. Don't miss this rare opportunity!





## Property Features

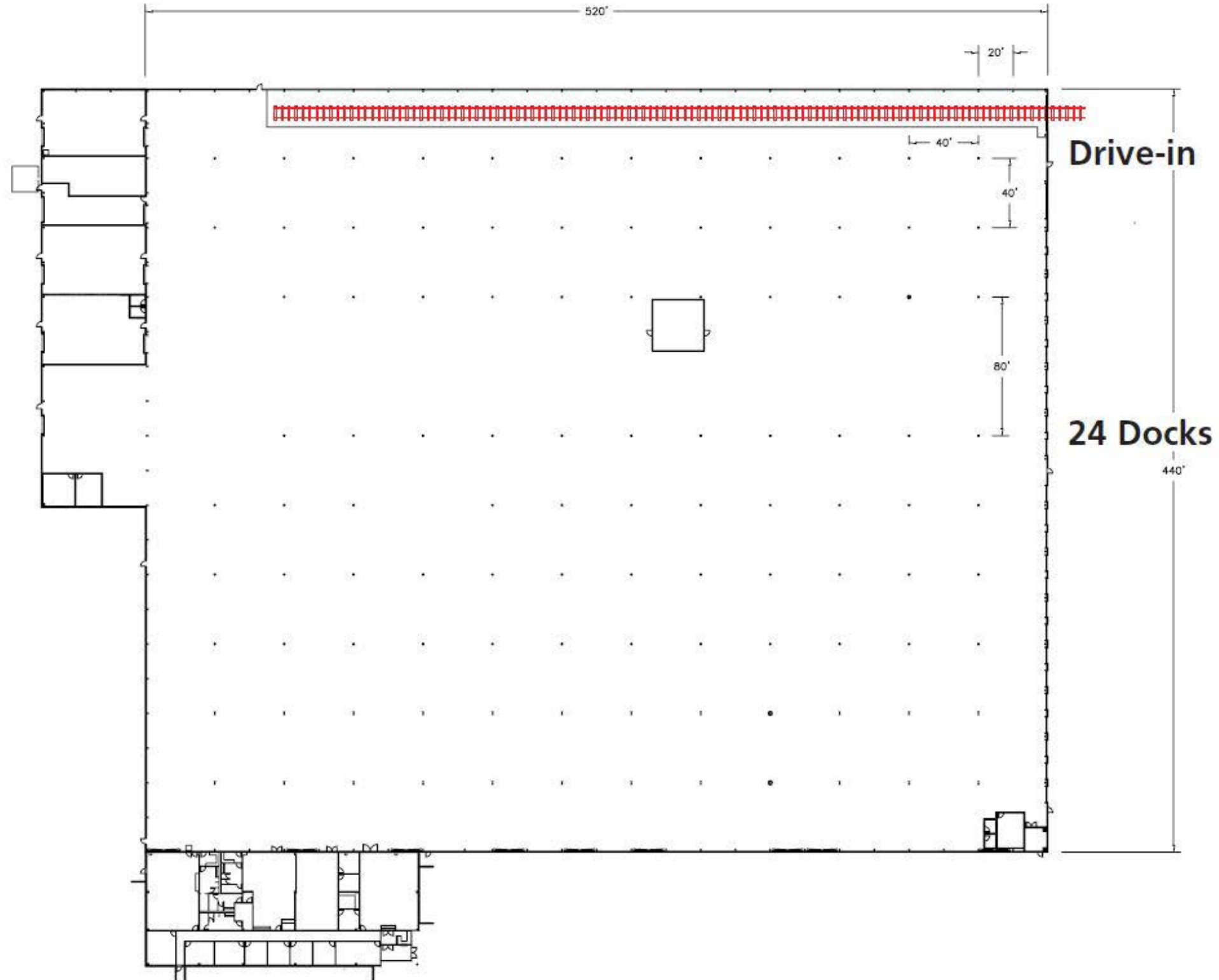
<b>253,566 SF</b> Total Sq. Ft.	<b>25'-41'8"</b> Clear Height	<b>2000</b> Year Built
<b>243,380 SF</b> Shop/Warehouse Size	<b>10,286 SF</b> Office Size	<b>24</b> Docks (with hydraulic levelers)
<b>21.28</b> Acres	<b>Concrete</b> Floor - varies 6", 8" & 12"	<b>1 (20'x20')</b> Drive-Ins - 5 additional on north side
<b>Pre-engineered metal</b> Construction (with block wainscoting)	<b>3000 Amps</b> Power (3 Phase, 480/277 volt)	<b>Wet with Fire Pump</b> Sprinklers
<b>Major Industrial (M-1)</b> Zoning	<b>520'x440'</b> Building Dimensions	<b>LED (on motion sensors)</b> Lighting
<b>100</b> Automobile Parking Spaces	<b>Yes</b> Compressed Air Lines	<b>Yes - Norfolk Southern</b> Rail
<b>36</b> Tractor Trailer Parking Spaces	<b>Yes</b> Bus Ducts	<b>Yes</b> Floor Drains

## Existing Utilities

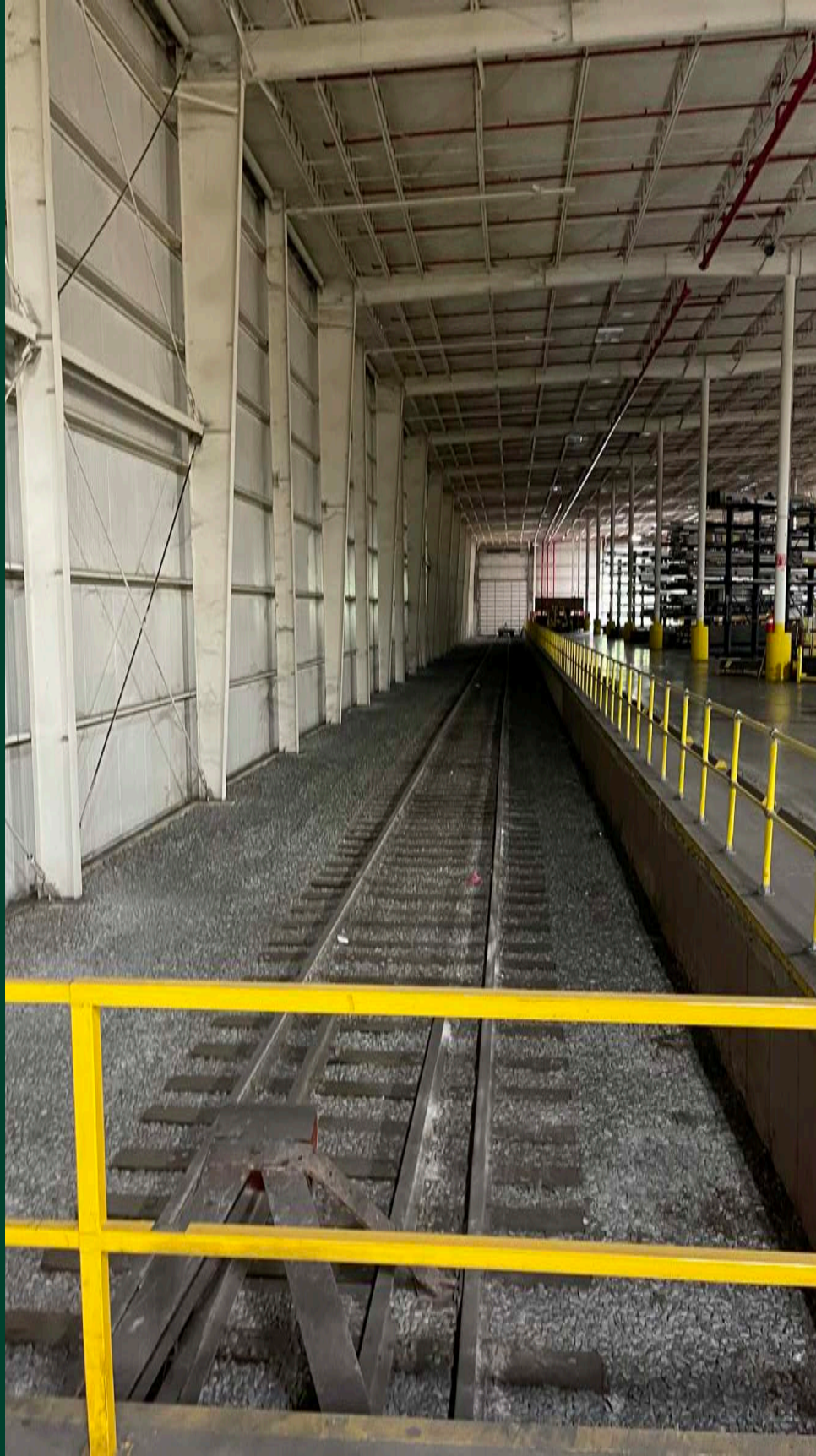
- ELECTRIC: Duke Energy
- WATER: Clermont County
- WASTEWATER: Clermont County
- NATURAL GAS: Duke Energy
- [Clermont County Zoning Information](#)



# Floor Plan









4225 Curliss Lane  
Batavia Township, Ohio 45103

For Sale



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