

# WAREHOUSE, INDUSTRIAL, OFFICE SPACES FOR LEASE

148 Caldwell Drive, Cincinnati, OH 45216

150 Caldwell Drive, Cincinnati, OH 45216

123 Laurel Ave, Cincinnati, OH 45216

*\*Rates starting at \$6 psf/year.*

- Floor area ranges from 1600 to 33,000+/- square feet.
- High bay and clear heights 20+ foot.
- Thick slab in much of the warehouse space.
- Multiple fenced parking areas.
- Springfield Township (Hartwell)



Russ Kitzberger

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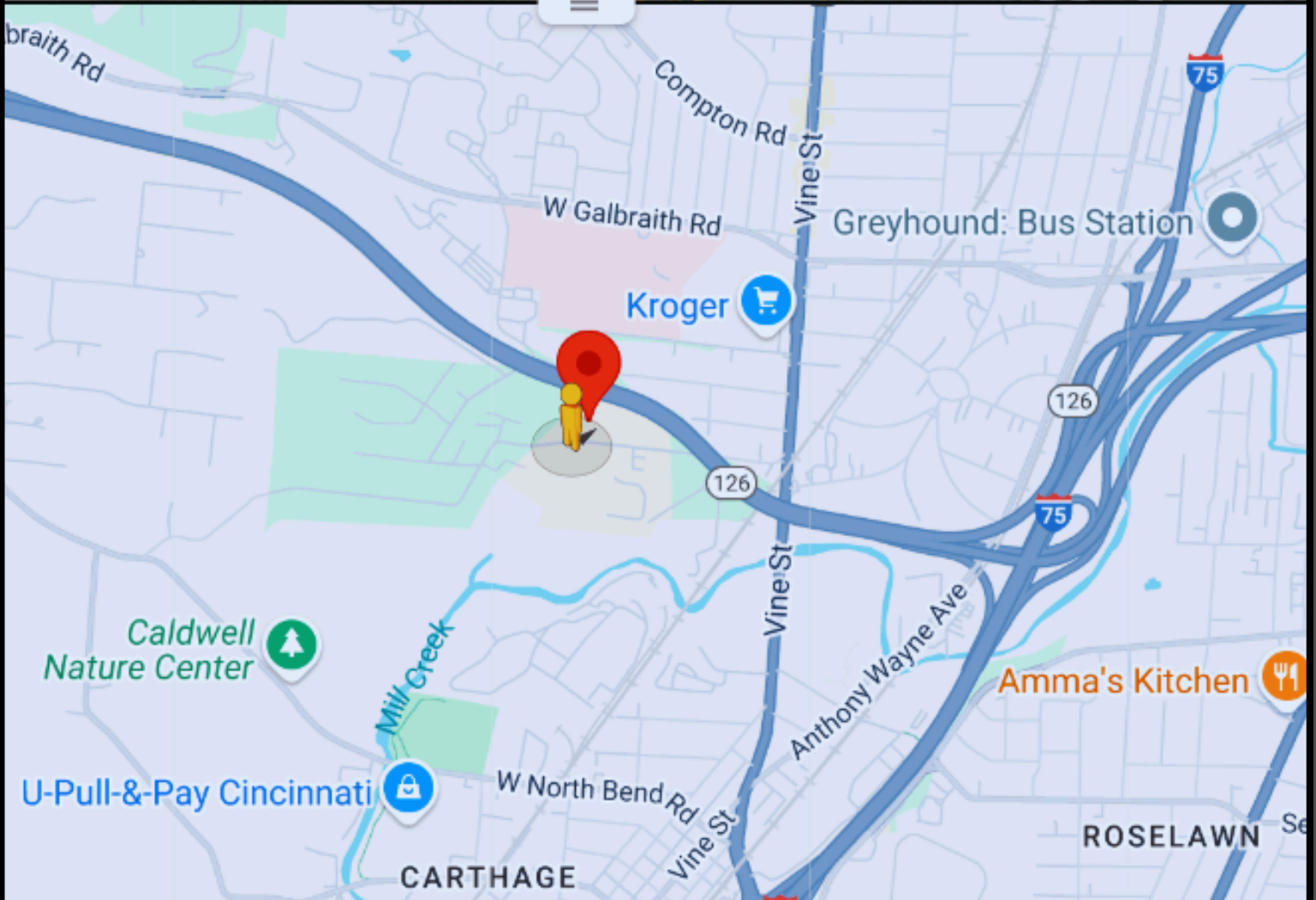
# Photos-Exterior



# Photos - Interior



# Location Map

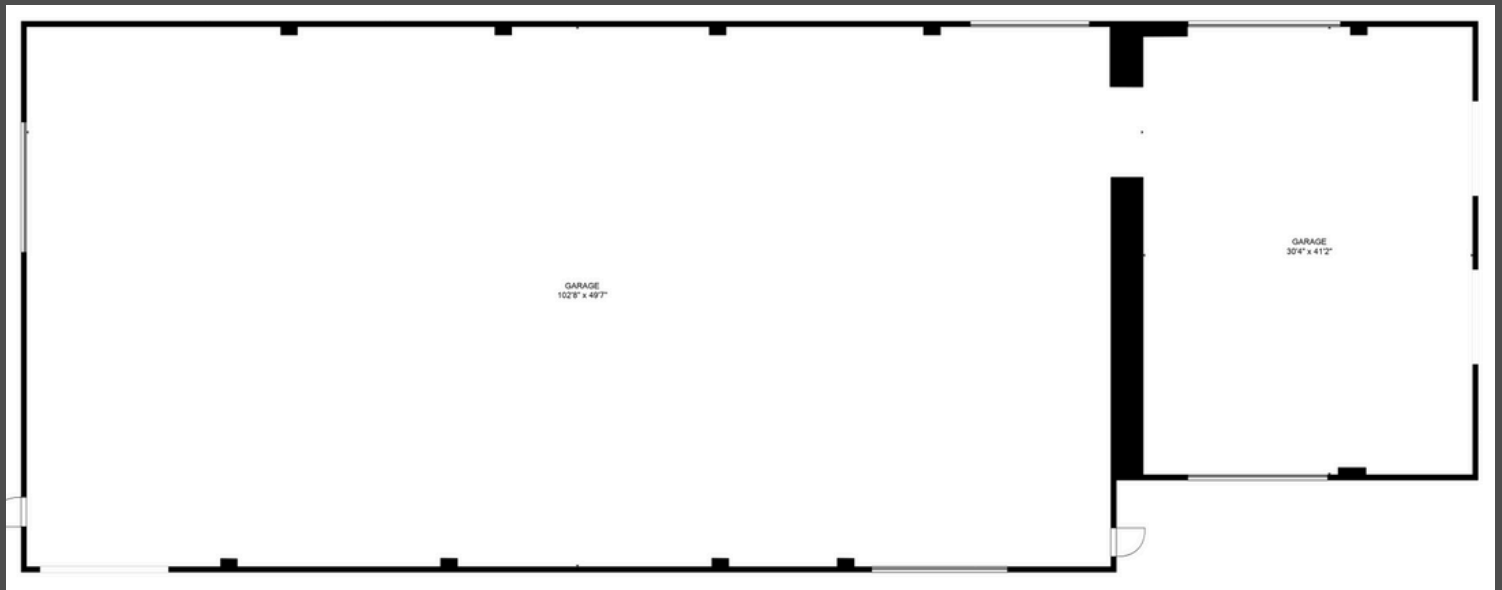
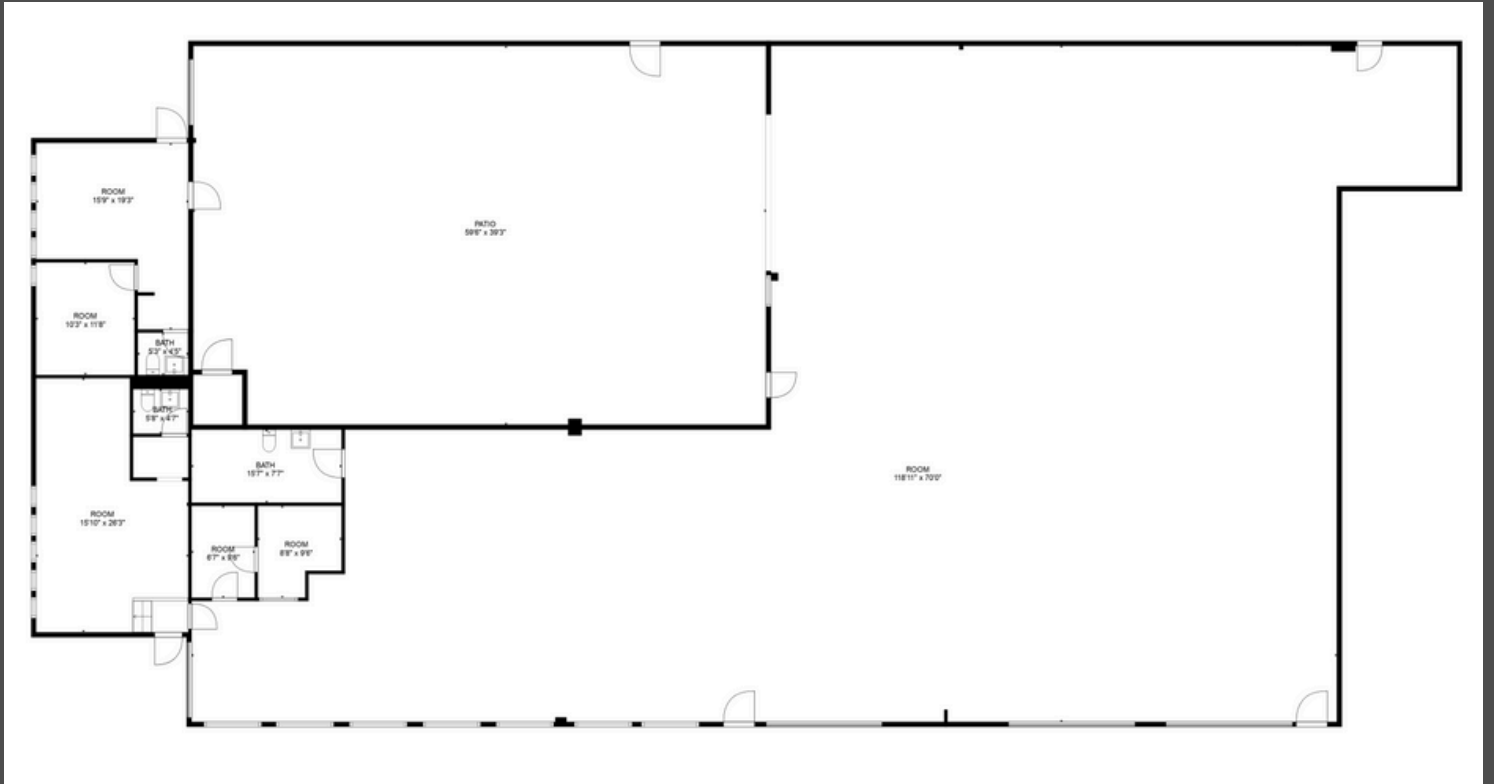


# Parcel Map



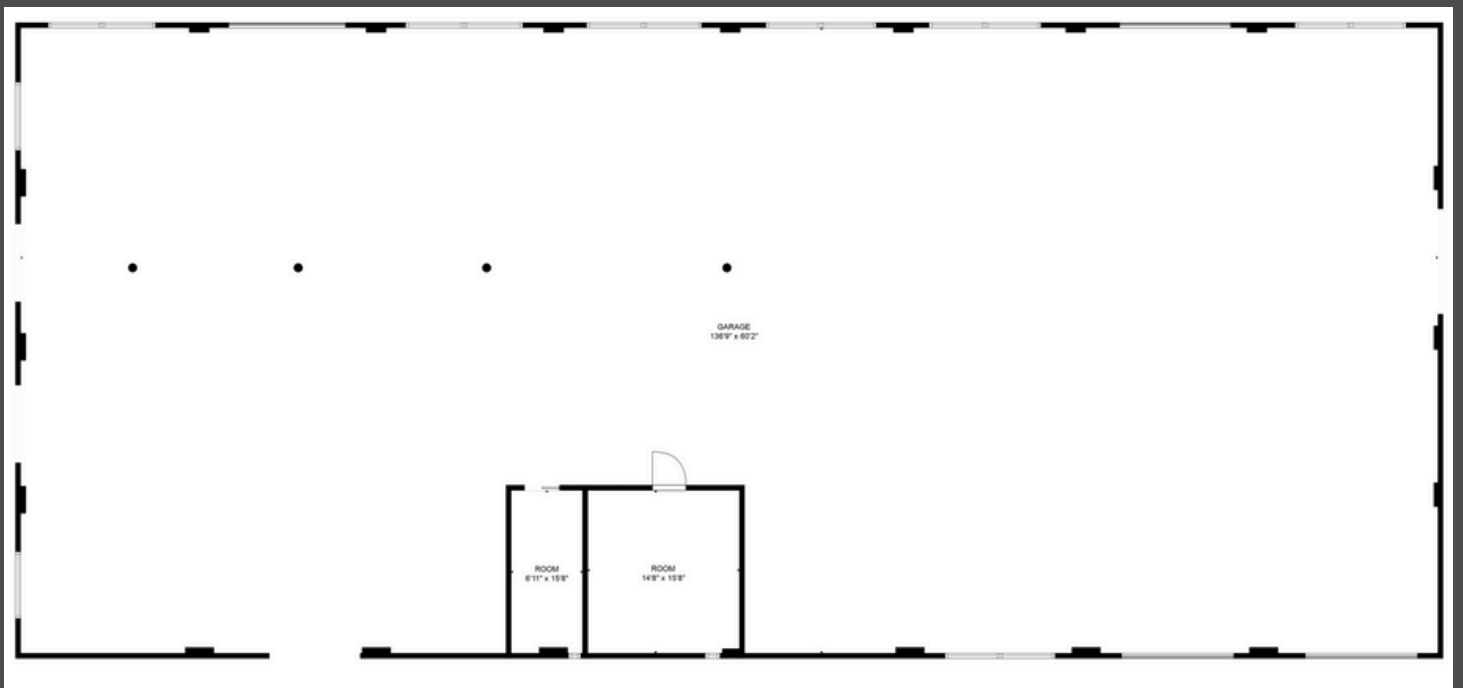
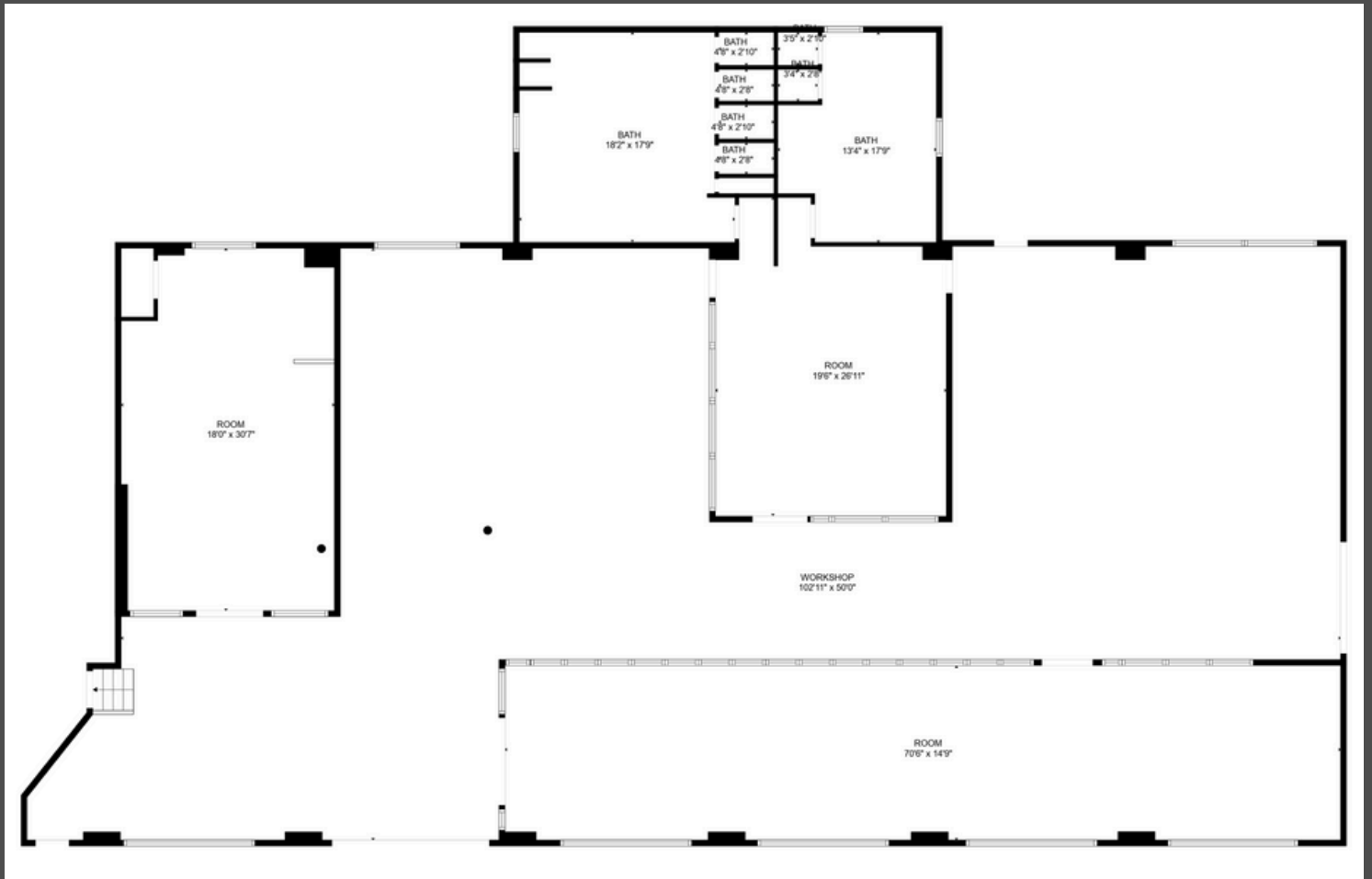
# Floor Plans

150 Caldwell Drive, Cincinnati, OH 45216



# Floor Plans

148 Caldwell Drive, Cincinnati, OH 45216



## ZONING: M-1 LIGHT INDUSTRIAL DISTRICT

### 24.02 PRINCIPAL PERMITTED USES

24.021 Any use permitted and as regulated, including development standards, by the O-1 or O-2 District.

24.022 Any use permitted and as regulated, including development standards by the B-1 or B-2 Districts, provided said use is completely within three hundred (300) feet of an existing road right-of-way at the time of enactment of this Resolution.

24.023 Research and development facilities, distribution warehouses, wholesale warehouses, package delivery companies, bottling and packaging companies, manufacturing which involves only previously prepared materials or finished parts, including minor assembling, altering, fabricating, finishing, processing, treatment, storage, and incidental sales of such products, provided said use is not first permitted by the provisions of the M-2 District of this Resolution or conducts as its principal activity, a use specified by Article 25, Subsection 25.03 of this Resolution; and further provided said use is located at least one hundred (100) feet from an R-District or recorded residential subdivision.

24.024 Building material sales yard, including concrete mixing; retail lumber yards including mill work; provided said use or principal building is located at least two hundred (200) feet from an R-District or recorded residential subdivision.

24.025 Contractor's equipment storage yard or plant, or storage and rental equipment commonly used by a contractor, provided that any such use or principal building is located at least two hundred (200) feet from an R-District or recorded residential subdivision.

24.026 Trucking and motor freight station or terminal; carting express or hauling establishments; the storage of vehicles; provided any such use or principal building is located at least two hundred (200) feet from an R-District or recorded residential subdivision.

### 24.03 CONDITIONAL USES.

The following uses are principal conditional uses permitted only after approval by the Board of Zoning Appeals, pursuant to the standards and procedures set forth in Article 8, Subsection 8.053. SPRINGFIELD TOWNSHIP ZONING RESOLUTION: ARTICLE 24 99

24.031 Dwelling or dwellings only when in conjunction and accessory to a principally permitted use.

24.032 Wireless and Cellular Telecommunication Tower or Facilities.

### 24.04 ACCESSORY USES.

Accessory uses and structures shall be permitted as of right, provided they comply with the requirements of Article 10, Subsection 10.15 and all other requirements of this Article or other applicable requirements of the Resolution.

### 24.05 PROHIBITED USES.

Uses not specifically listed as permitted by this district may be permitted if determined by the Board of Zoning Appeals pursuant to Article 8, Subsection 8.051 to be of the same general character of the above- permitted use.



## ZONING: Permitted Sub Zoning

### O-1 LOW INTENSITY OFFICE DISTRICT

18.02 PRINCIPAL PERMITTED USES. The following uses are principal uses permitted as of right, provided that a Zoning Certificate and Final Inspection Certificate have been issued pursuant to Article 5, Subsection 5.06.

18.021 Office uses where services are performed involving administrative, clerical, professional, or consultation purposes.

18.022 Banks and financial institutions, provided there is no drive thru or pick-up window.

18.023 Type A Child Day Care facilities and Day care centers.

18.024 Bed and Breakfast facilities, provided it is owner-occupied and contains not more than four guestrooms.

18.025 Churches and other similar places of worship.

18.026 Public and private elementary and high schools.

### O-2 GENERAL OFFICE DISTRICT

19.02 PRINCIPAL PERMITTED USES. The following uses are principal uses permitted as of right, provided that a Zoning Certificate and Final Inspection Certificate have been issued pursuant to Article 5, Subsection 5.06.

19.021 Any use permitted in the O-1 District, subject to the General Office Provisions and requirements of this district.

19.022 Research facilities, provided no retail trade with the general public is involved, and that no stock of goods is maintained for sale to customers.

19.023 Banks and financial institutions, including drive thru and pick-up windows.

19.024 Funeral Homes.

19.025 Radio and television broadcasting studios.

19.026 Art galleries and studios.

19.027 Veterinarian offices and clinics provided that the entire establishment be within a completely enclosed building, and there be no breeding and boarding of dogs or other animals, except for confinement under emergency treatment in facilities within the building.

19.028 Hospitals and medical centers.

19.029 Rest homes or nursing homes for convalescent patients.



# ZONING: Permitted Sub Zoning

## B-1 NEIGHBORHOOD BUSINESS DISTRICT

21.02 PRINCIPAL PERMITTED USES. The following uses are principal uses permitted as of right, provided that a Zoning Certificate and Final Inspection Certificate have been issued pursuant to Article 5, Subsection 5.06.

21.021 Any use permitted by the O-1 or O-2 Districts. Convenience businesses which cater to the adjacent residential neighborhood; provided that all such operations including storage, display and sales, be conducted completely within an enclosed building. Personal services establishments which offer services to members of the adjacent neighborhood such as shoe repair, barber shops, beauty shops, watch repair, or selfservice laundromats.

21.022 Restaurants, not including drive-thru restaurants.

21.023 Billboard signs; subject to the General Business Provisions (Article 20, Subsection 20.095).

21.024 Financial institutions, including drive-in financial institutions.

21.025 Schools, including public, private, and business.

21.026 Private clubs or lodges.

21.027 Public buildings and properties of an administrative, cultural, or service type including such buildings used to house not-for-profit organizations.

21.0271 Churches and similar places of worship.

21.0272 Hospitals, rest homes or nursing homes for convalescent patients.

## B-2 GENERAL BUSINESS DISTRICT

22.02 PRINCIPAL PERMITTED USES. The following uses are principal uses permitted as of right, provided that a Zoning Certificate and Final Inspection Certificate have been issued pursuant to Article 5, Subsection 5.06.

22.021 Any principal permitted use in the B-1 District.

22.022 Automobile fuel service stations including the on-site filling of propane tanks as an accessory use and mechanical auto body repair garages; provided that no such use shall be located less than two hundred (200) feet from any lot located in a R-District or recorded residential subdivision.

22.023 Automobile, truck, trailer, recreational vehicle, and farm implement, storage, sales and service establishments for display, hire storage and sales, including sales lots and repair of such; provided that all such operations other than storage, display and sales be conducted within a completely enclosed building; and further provided that any building used for repair work shall be located not less than two hundred (200) feet from any lot in an R-District or recorded residential subdivision.

22.024 Carpenter shops, electrical, plumbing, heating and air conditions shops; printing, publishing and lithography shops; furniture upholstering shops; provided that no such use shall be located less than two hundred (200) feet from any lot in a R-District or recorded residential subdivision.

22.0241 Self-storage units, including outdoor storage when in conjunction with facilities provided for indoor storage; provided that no such use shall be located less than one hundred (100) feet from any lot in an R-District or recorded residential subdivision.

22.025 Garden stores, supply centers, and greenhouses.

22.026 Hotels, motels.

22.027 Extended stay hotels/motels.

22.028 Billboard signs; subject to the General Business provisions (Article 20, Subsection 20.095).

22.029 Night clubs and drive-thru restaurants, including outdoor seating; provided that the drive-thru window or outdoor seating area shall be located not less than two hundred (200) feet from any R-District or recorded residential subdivision.

22.0291 Animal hospitals or kennels which board animals overnight; provided any building or area on the premises used for such purposes shall be located not less than two hundred (200) feet from any R-District or recorded residential subdivision, and one hundred (100) feet from any B-1 District.

22.0292 Commercial parks, provided that any buildings or principal uses shall be located not less than two hundred (200) feet from any lot in an R-District or a recorded residential subdivision.

22.0293 The following uses are permitted outside of a completely enclosed building when not located within three hundred (300) feet of any R-District or recorded residential subdivision and when conducted within an area enclosed on all sides with a solid wall or uniformly painted solid board fence, not less than six (6) feet in height:

22.0294 Building material sales yard, not including concrete mixing. Retail lumberyard, including millwork only when incidental.

22.0295 Stone or monument works not employing power driven tools or if employing such tools then only within a completely enclosed building at least three hundred (300) feet from any R-District, or a recorded residential subdivision.

22.0296 Short Term Rental Establishments.



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