FOR SALE

INDUSTRIAL/FLEX BUILDING | **$950,000**

2050 SPORTY'S DRIVE, BATAVIA, OH 45103

NICK PESOLA

SENIOR ADVISOR

708-205-9325

NICK@3CRE.COM

3CRE

THE OFFERING:

3CRE is pleased to present an opportunity at 2050 Sportys Drive in Batavia, Ohio. This 8,647 square foot industrial property sits on 2.19 acres and offers exceptional functionality for a variety of users. The building consists of 7,747 square feet in the main facility along with a 900 square foot auxiliary garage building. The main building features three dock doors and two drive-in doors, providing efficient loading and operational flexibility. The auxiliary building is currently leased on a month-to-month basis, offering immediate income with future flexibility for an owner-user or investor.

Strategically positioned near the Clermont County Airport and offering convenient access to State Route 32 and other major thoroughfares, this property provides strong regional connectivity while maintaining close proximity to the Cincinnati market. Its location in Batavia's established commercial corridor makes it an ideal choice for businesses seeking accessibility, visibility, and room to grow.

PROPERTY HIGHLIGHTS:

- **For Sale** - $950,000
- **Space Available** - 8,647 SqFt
- **Clear Height** - 14' - 18'
- **Parking -** 25 Private Spaces on Gravel Lot
- (3) Dock Height Door
- (2) Drive In Doors
- **Office** | Fully Air-Conditioned
- **Warehouse** | Heated
- **Power** - 3-Phase
- **Lighting** - LED 4-Strip
- Walk-in Cooler
- Walk-in Freezer
- **Year Built** - 1975/1991
- **Clermont County**
- **Total Buildings Square Feet** - 8,647 SF
- **Acreage** - 2.19 Acres
- **Zoning** - Industrial District (I)
- **Class** - B
- **Parcel ID** | 01-20-07E-114
- **Construction** - Steel & Concrete Block
- **Water/Sewer** - Clermont County Water Resources Department
- **Electric** - Duke Energy

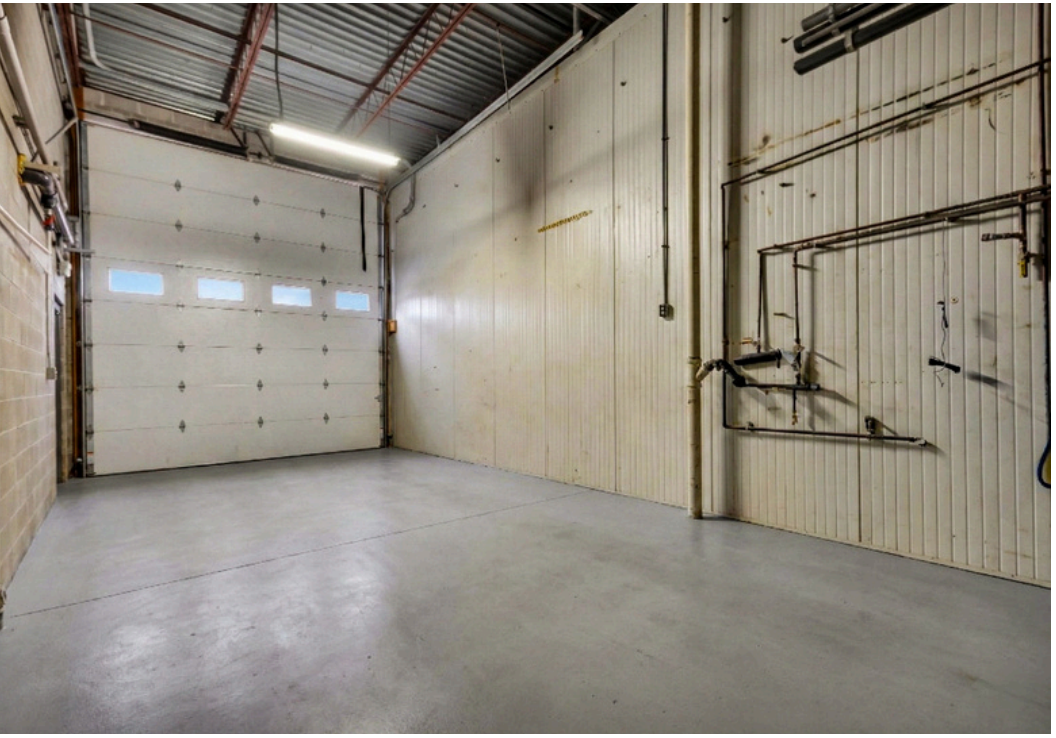
2050 SPORTY'S DRIVE
2.19 ACRES

2050

SUBJECT SITE

2050

SUBJECT SITE



GARAGE
15'2" x 30'2"
WALK-IN FREEZER
22'11" x 30'4"
STORAGE
20'2" x 19'2"
ROOM
38'7" x 24'4"
ROOM
19'3" x 17'10"
GARAGE
17'5" x 17'10"
BATH
10'4" x 7'6"
BATH
BREWERY/UTILITES
19'1" x 22'0"
BREWERY
39'1" x 18'11"
BREAKROOM
18'11" x 18'11"
WALK-IN FRIDGE
39'1" x 19'2"
ROOM
6'9" x 9'11"
FOYER
4'0" x 13'0"
OFFICE
7'6" x 12'8"
BATH
6'9" x 6'7"

	3 MILE	5 MILE	10 MILE
POPULATION	36,858	80,927	226,043
AVERAGE HOUSEHOLD INCOME	$86,672	$85,914	$100,345
NUMBER OF HOUSEHOLDS	14,750	32,856	89,668
MEDIAN AGE	38.8	39.8	41
TOTAL BUSINESSES	978	3,204	9,255
TOTAL EMPLOYEES	11,087	32,847	82,026

NICK PESOLA

SENIOR ADVISOR

NICK@3CRE.COM

(708) 205-9325

LEARN MORE

3CRE COMMERCIAL REAL ESTATE

3CRE Advisors is a multi-state brokerage specializing in Commercial Real Estate Investment, Leasing, Property Management, and Business Brokering. Contact our team for any of your commercial real estate assignments. Visit us at any of our offices or online at 3CRE.com.