



— 415 GREENWELL AVE, CINCINNATI, OH 45238 —

**29,800 SQUARE FEET | DELHI TOWNSHIP**

***Industrial/Flex | For Sale | \$1,350,000***

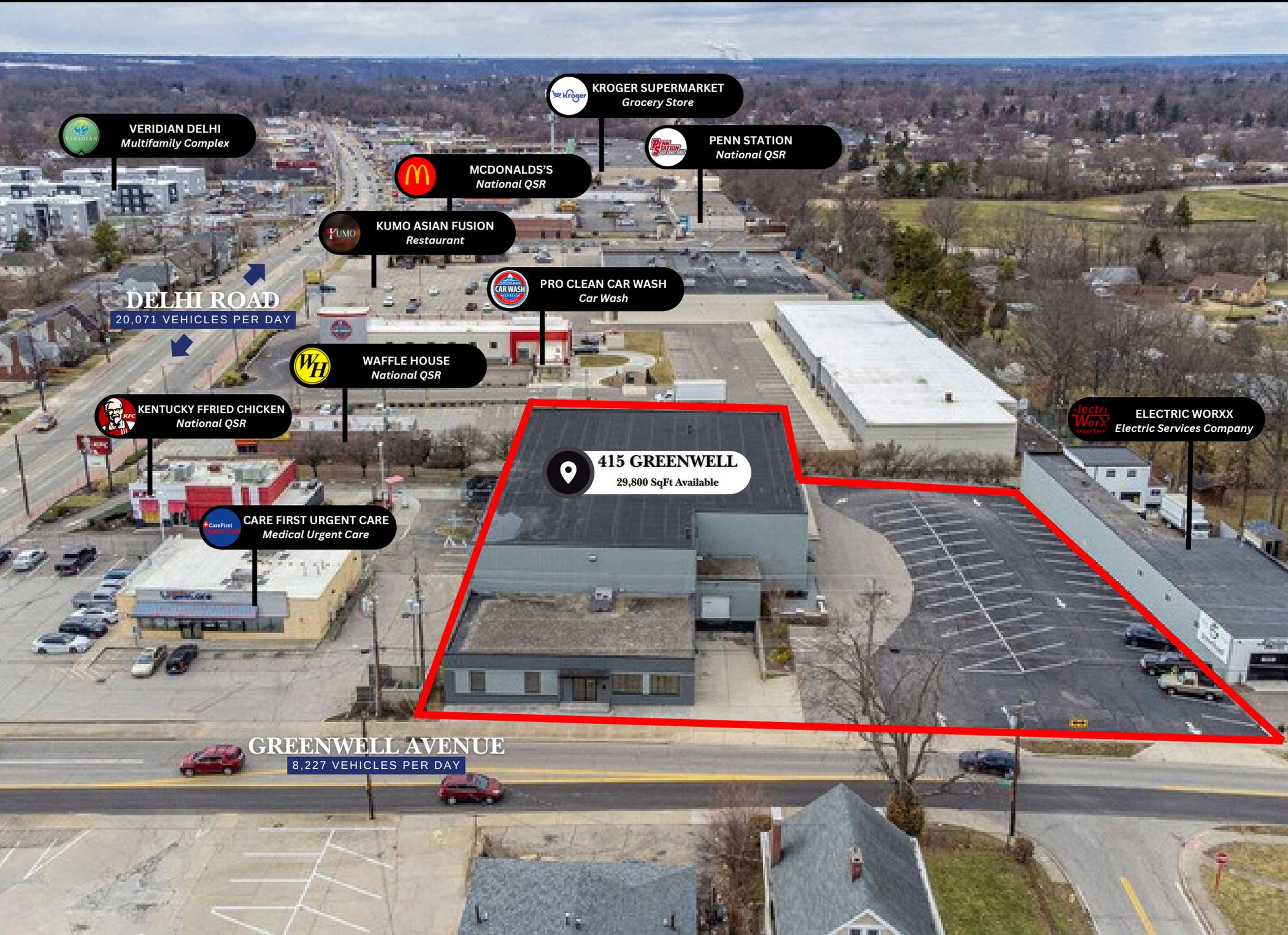
## The Offering

3CRE is thrilled to offer this exceptional 29,800 SF Industrial/Flex space at 415 Greenwell Avenue—an ideal solution for businesses ready to scale. Strategically located in Delhi Township with immediate access to major highways and downtown Cincinnati, this versatile property combines prime location with unmatched operational flexibility, making it perfect for manufacturing, distribution, or hybrid use.

The space features 2,805 square feet of office area, one dock-height door, and two drive-in doors. It's equipped with HVAC, a 3-Phase Power supply, and offers substantial storage on the second level, providing ample room for a variety of business needs and more.

## Property Highlights:

- Asking Price - \$1,350,000
- **Total SqFt** - 29,800 SqFt
- **1st Floor Space** - 16,800 SqFt  
(2,805 SqFt Office + 13,995 Warehouse)
- **2nd Floor Space** - 14,000 SqFt
- **Clear Height** - 10'
- **Parking** - 50 Private Spaces
- (1) Dock Height Door
- (2) Drive In Doors
- **1st Floor** | Fully Air-Conditioned
- **Power** - 3-Phase
- **Lighting** - LED 4-Strip
- **Year Built** - 1961
- **Delhi Township**
- **Total Building Square Feet** - 29,800 SF
- **Acreage** - 0.539 Acres
- **Zoning** - DPBC
- **Class** - B
- **Parcel IDs** | [054000410494](#) & [054000410521](#)
- **Construction** - Masonry/Metal
- **Water/Sewer** - City Water Works
- **Electric** - Duke Energy



**VERIDIAN DELHI**  
Multifamily Complex

**KROGER SUPERMARKET**  
Grocery Store

**MCDONALD'S**  
National QSR

**PENN STATION**  
National QSR

**KUMO ASIAN FUSION**  
Restaurant

**PRO CLEAN CAR WASH**  
Car Wash

**DELHI ROAD**  
20,071 VEHICLES PER DAY

**WAFFLE HOUSE**  
National QSR

**KENTUCKY FFRIED CHICKEN**  
National QSR

**ELECTRIC WORXX**  
Electric Services Company

**415 GREENWELL**  
29,800 SqFt Available

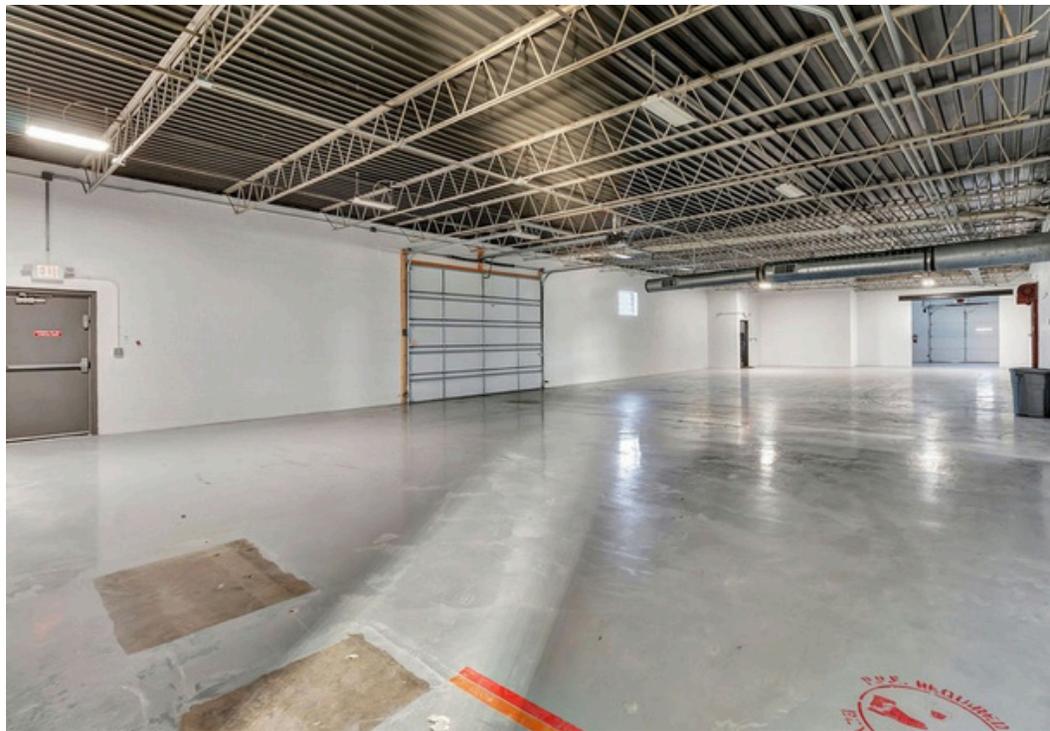
**CARE FIRST URGENT CARE**  
Medical Urgent Care

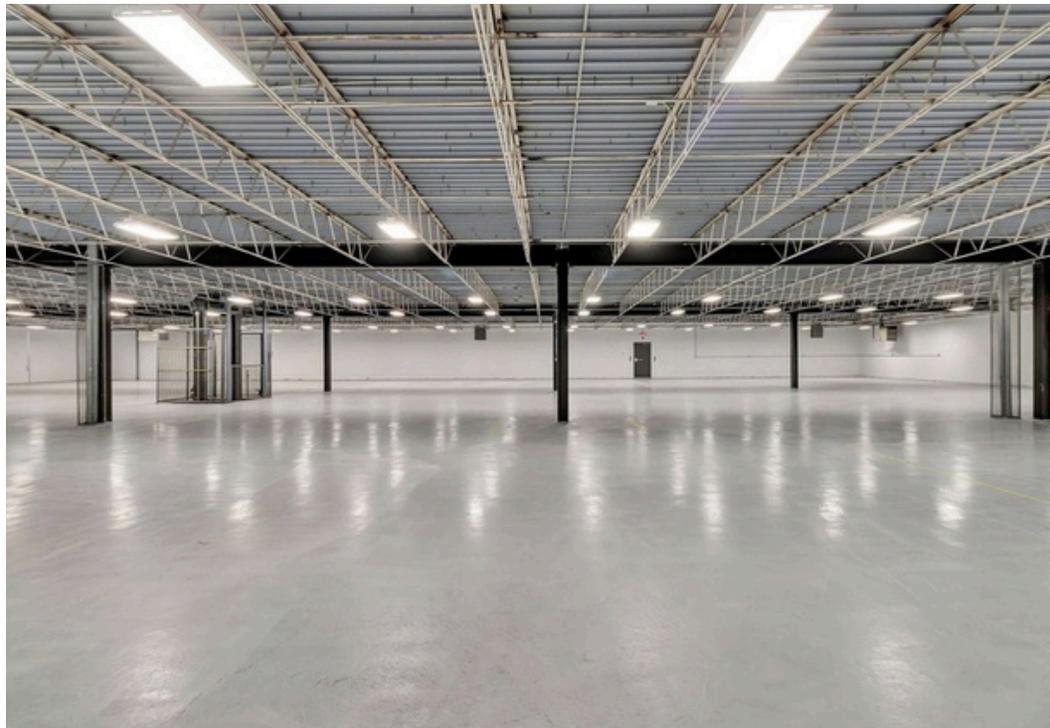
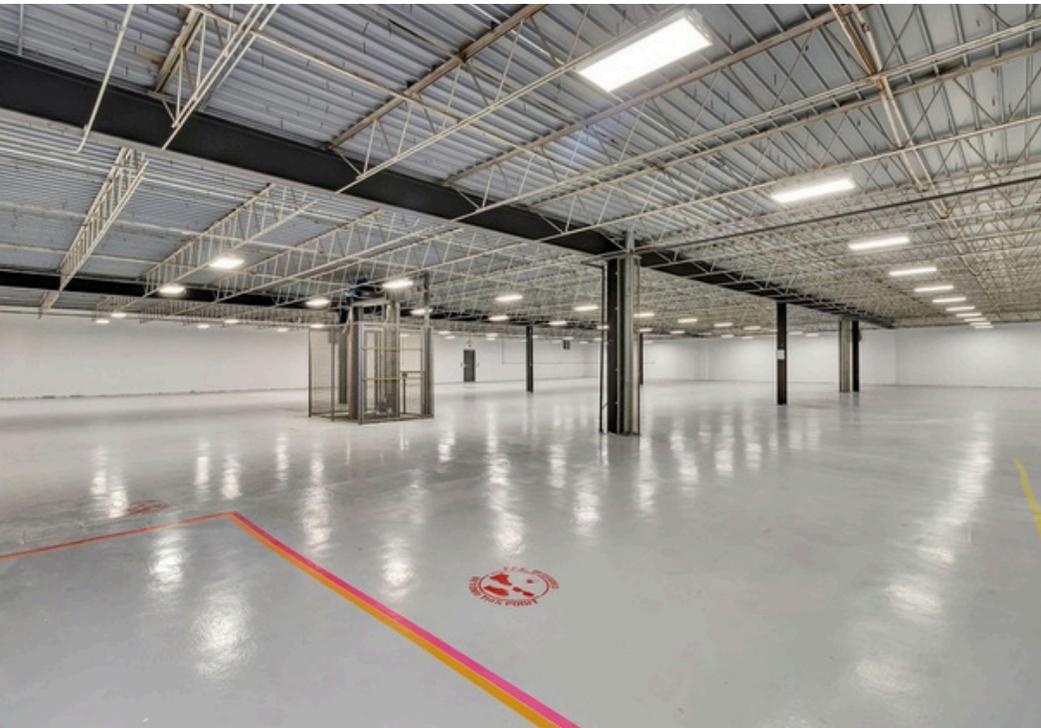
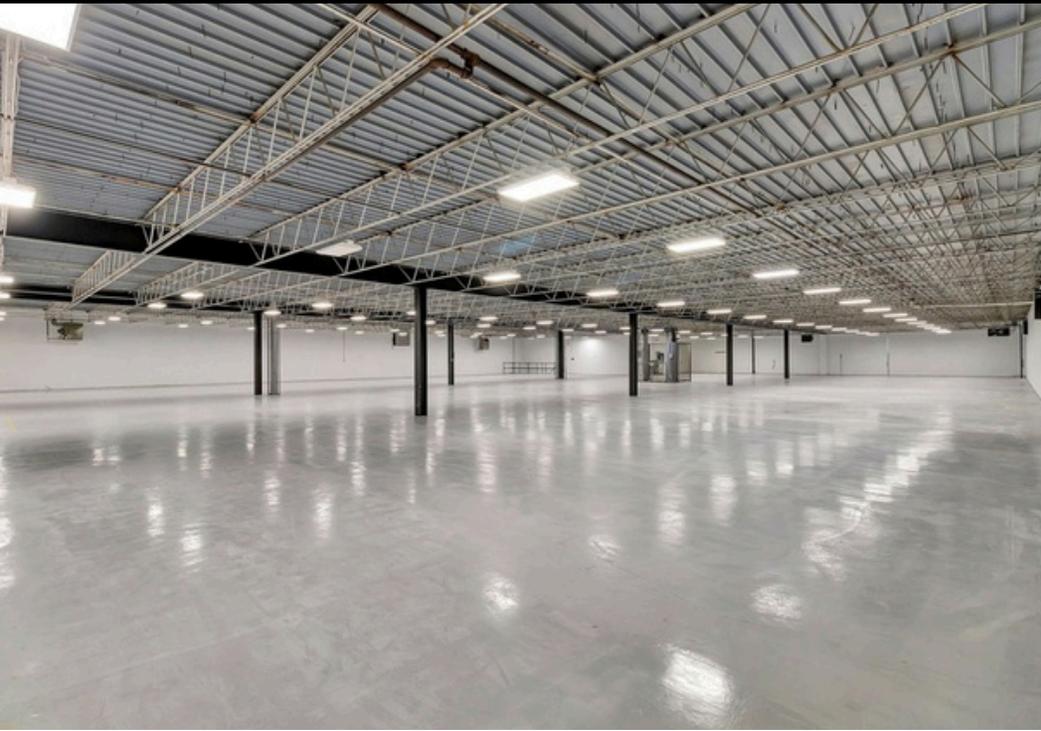
**GREENWELL AVENUE**  
8,227 VEHICLES PER DAY

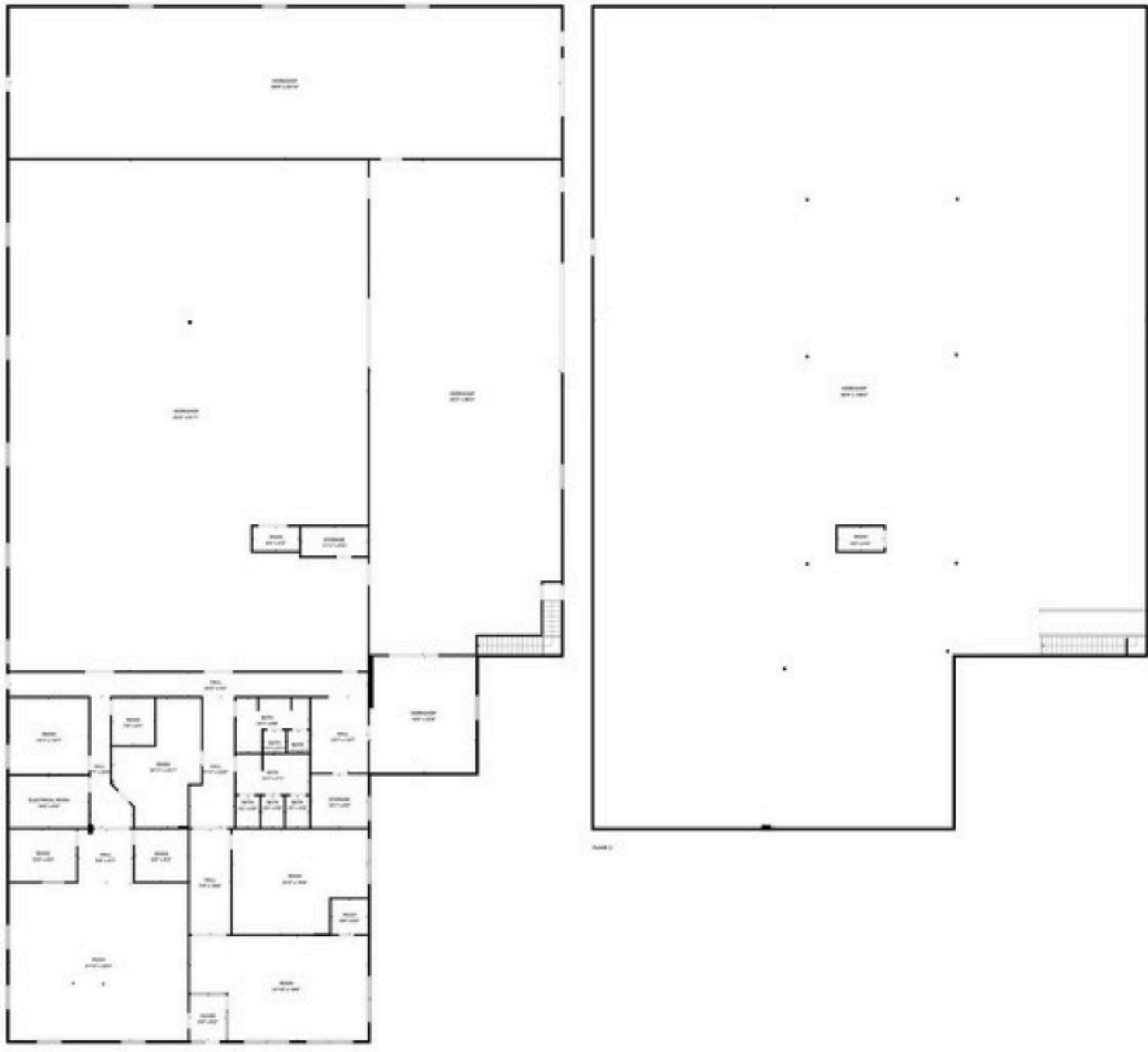


 **415 GREENWELL**  
29,800 SqFt Available









**1 MILE**

**3 MILE**

**5 MILE**

**POPULATION**

14,323

87,836

209,060

**AVERAGE HOUSEHOLD  
INCOME**

\$78,762

\$72,924

\$73,486

**NUMBER OF  
HOUSEHOLDS**

5,314

33,838

89,038

**MEDIAN AGE**

38.3

37

36.5

**TOTAL BUSINESSES**

386

2,111

8,851

**TOTAL EMPLOYEES**

3,628

20,287

99,381



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