

617 Berry Ave

Bellevue, KY 41073

±7,050 SF

I-1 (Industrial One) Zone



Property Highlights

Freestanding Industrial Building

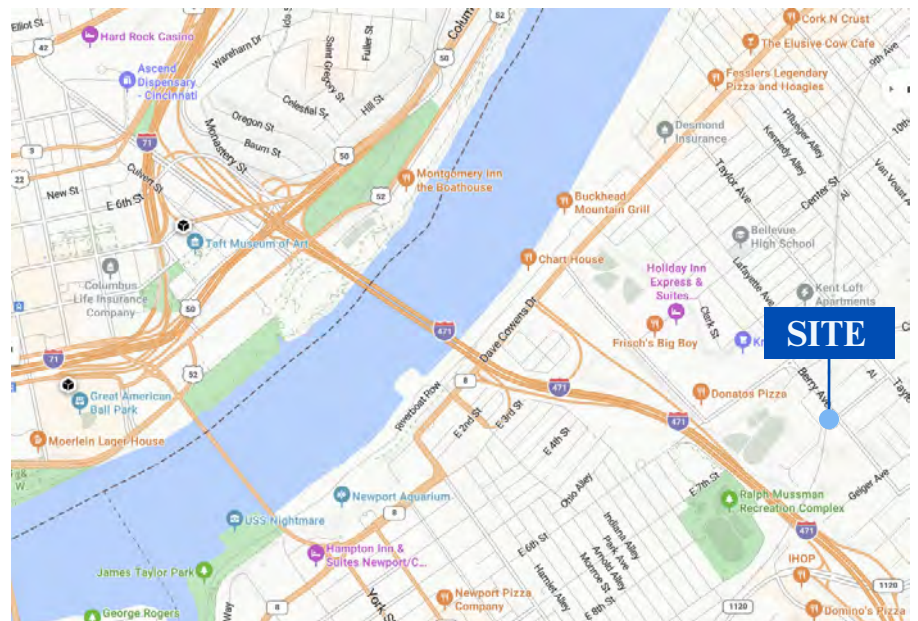
- + 500 SF Office Space
- + 1 Dock Door
- + 3 Drive In Doors
- + 10.5' (+) Clear Height
- + 300 AMPS / 277/480 Volt (verify)
- + Private Truck Court

Contact

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This versatile industrial warehouse offers an excellent opportunity for a well-positioned asset in Bellevue, KY. Conveniently located with immediate access to major highways and the Greater Cincinnati market, the property is ideally suited for distribution, storage, or light industrial operations.

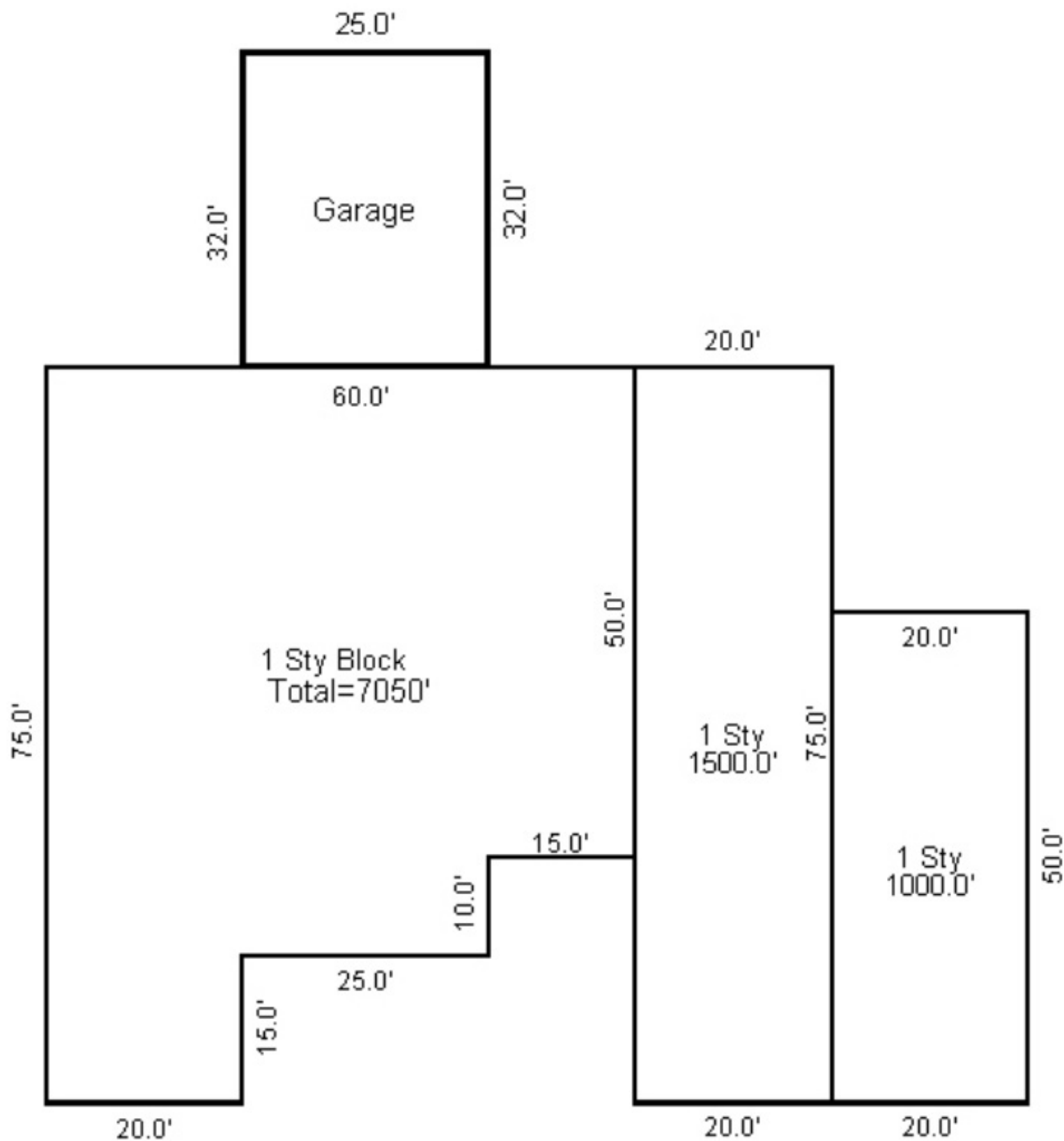
Key Features

- **Spacious Interior:** Open floor plan with high ceilings and multiple entry points, accommodating a variety of industrial layouts.
- **Docks & Loading:** Equipped with 1 dock and 3 overhead door, ensuring efficient logistics and loading capacity.
- **Construction & Infrastructure:** Solid masonry and block construction, water/sewage, and electrical service to support business operations.
- **Outdoor Storage:** Private yard provides secure exterior storage options for equipment or vehicles.
- **Parking:** Approximately 4 off-street parking spaces for staff, visitors, or fleet vehicles.

Location Highlights

- **Strategic Access:** Proximity to I-471, I-71, I-75 and downtown Cincinnati ensures seamless regional connectivity.
- **Industrial Corridor:** Surrounded by a mix of industrial and commercial users, reinforcing long-term viability for industrial operations.
- **Pro-Business Environment:** Located in a dynamic Northern Kentucky submarket positioned for growth and potential economic development incentives.

Floor Plan





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Aerial



 0.9 Miles

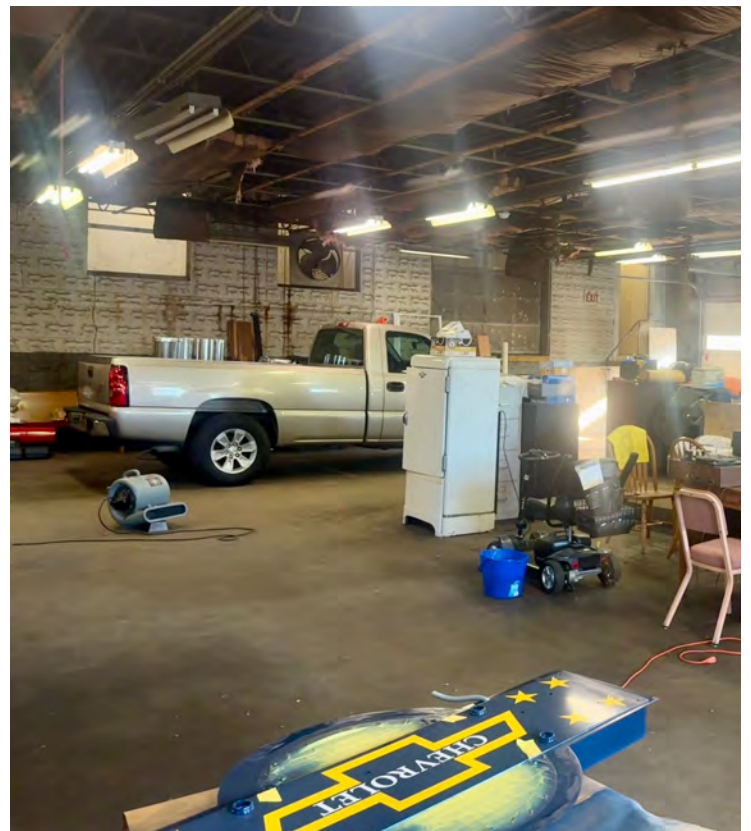
 1.7 Miles

 3.2 Miles

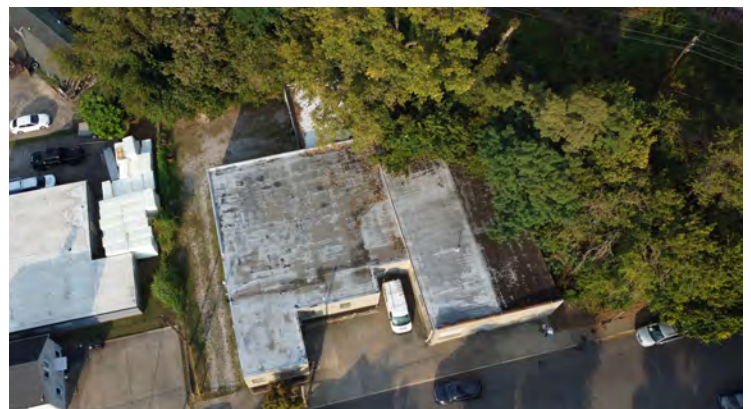
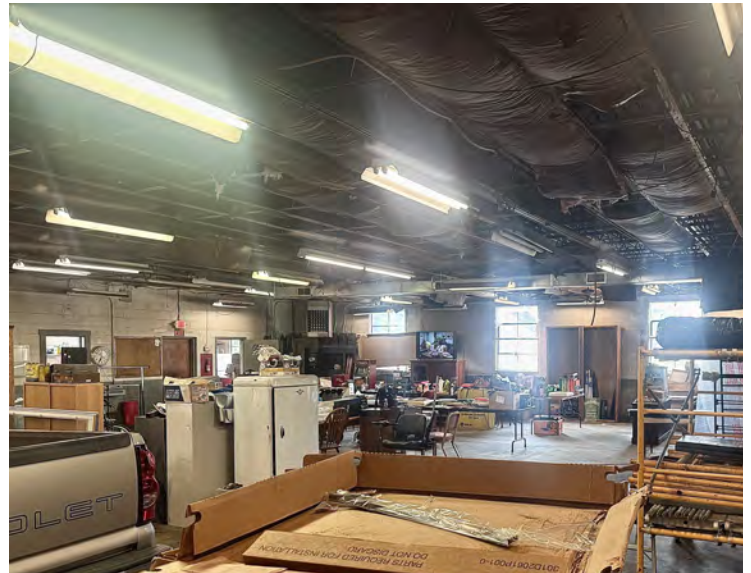
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Property Photos



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