

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$2,750,000
Lease Rate	\$7.50 PSF NN
Building Size:	33,800 SF
Available SF:	15,000 - 33,800 SF
Lot Size:	3.04 Acres
Price / SF:	\$81.36
Year Built:	2003
Zoning:	Industrial
Market:	Cincinnati
Submarket:	Eastern Outlying Cincinnati

## PROPERTY OVERVIEW

For SALE or LEASE: Prime industrial opportunity. 33,800 sqft building, with 20' clear height and largely clear span, constructed in 2003. This building offers the flexibility to be used by a single operator or divided into two units, 15,000 sqft and 20,000 sqft, ideal for various industrial or manufacturing applications. With three-phase electric, 30 parking spaces and 1,250 sqft of office space, this property is equipped for efficient operations. Additionally, it features 4 dock doors, two drive-in doors (12x14), providing seamless access and ample space for equipment and inventory. Zoned industrial and located adjacent to the Clermont County Airport, this property is strategically located 1.7 miles from State Route 32 and 5 miles to I-275, making it an attractive investment for industrial and manufacturing investors and operators.

## PROPERTY HIGHLIGHTS

- - 33,800 SF modern industrial building
- - Divisible into 2 units (15,000 SF and 20,000 SF)
- - Constructed in 2003
- - Zoned for industrial applications
- - Ample parking available
- - High-capacity three-phase electric supply
- - Versatile 1,500 sqft office space

# ADDITIONAL PHOTOS

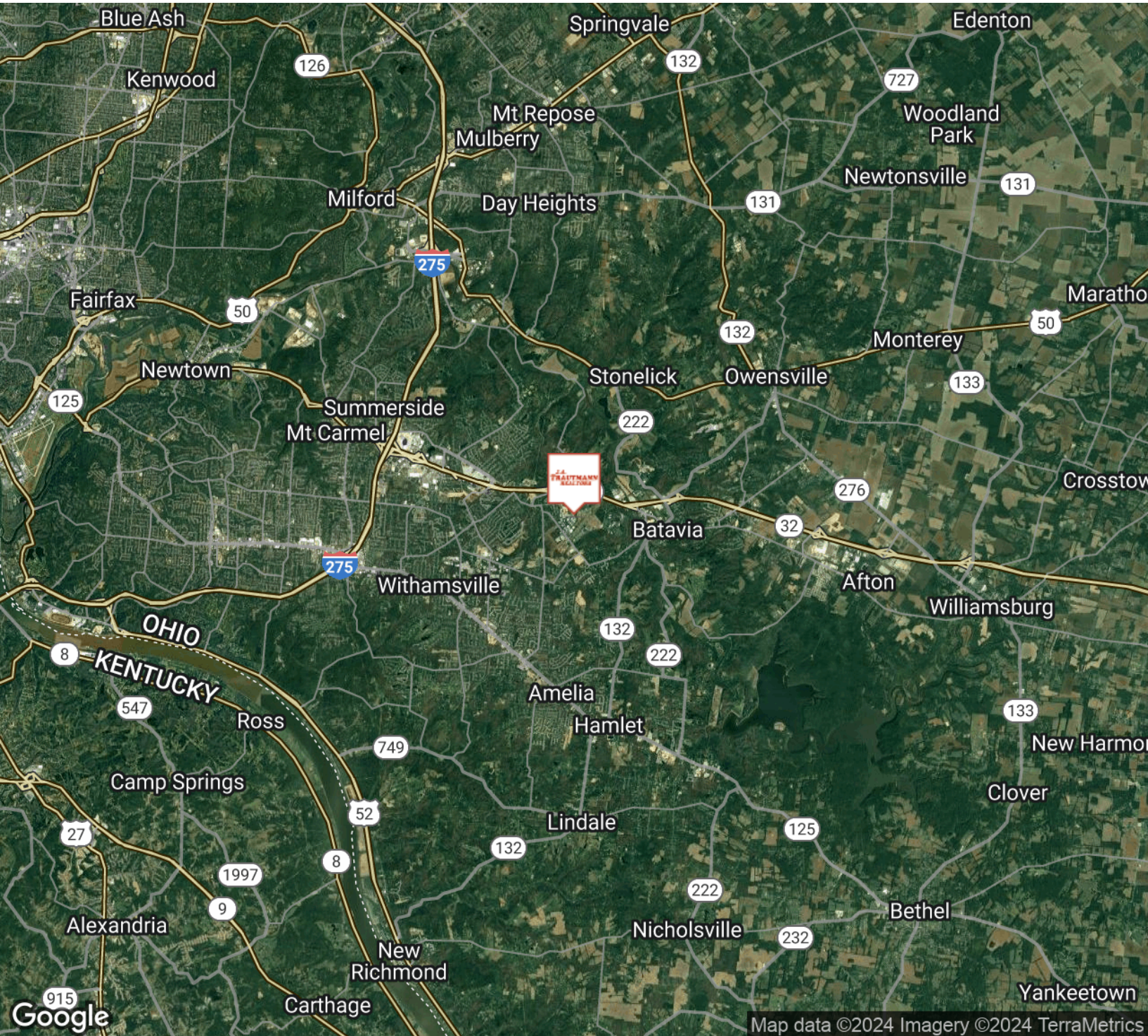


**BEN TRAUTMANN**  
513.752.5000 x10  
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**INDUSTRIAL PROPERTY FOR SALE**



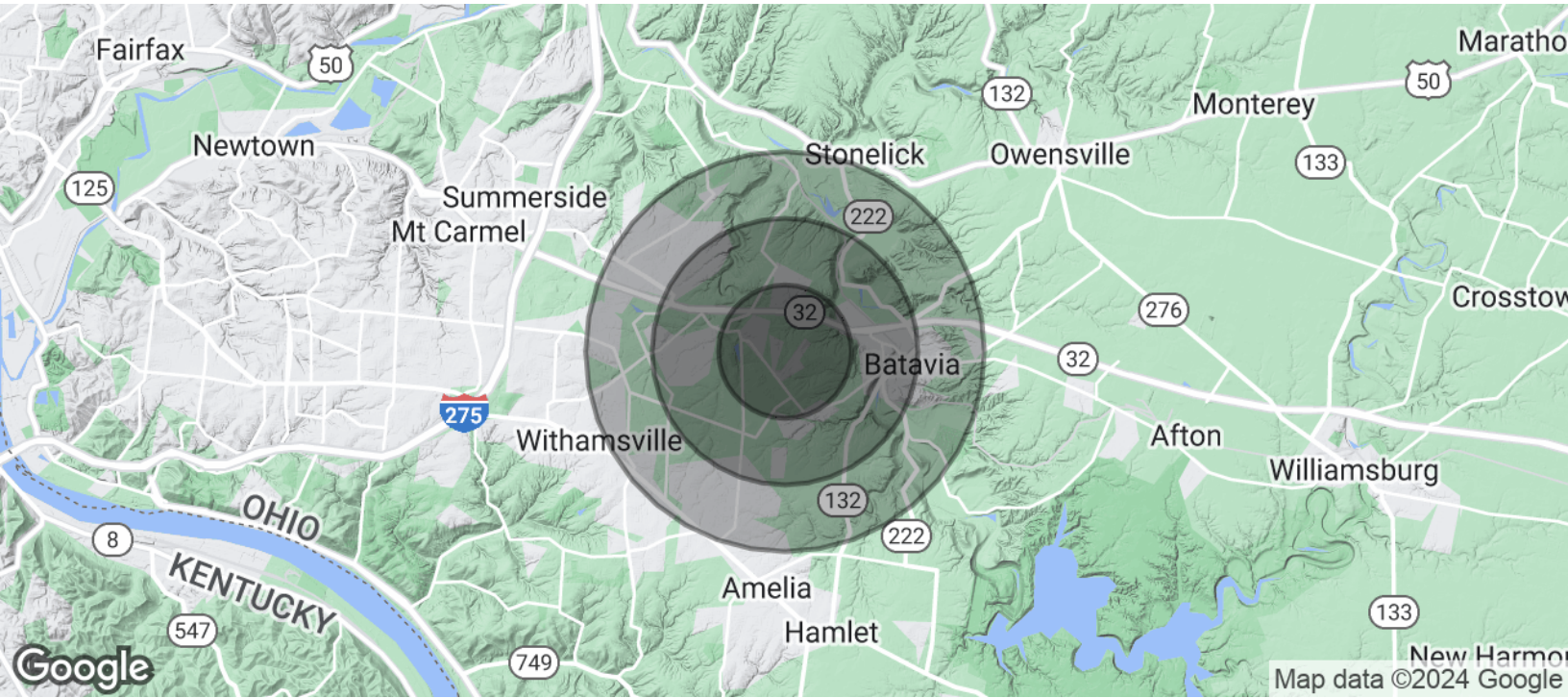
# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Population	2,173	14,817	31,460
Average Age	36.0	36.4	37.4
Average Age (Male)	34.0	34.3	35.6
Average Age (Female)	38.1	38.3	39.7
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Households	931	6,488	12,880
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$69,994	\$79,845	\$79,824
Average House Value	\$177,551	\$157,486	\$166,629

\* Demographic data derived from 2020 ACS - US Census