



For Sale \$2,900,000

7516 Camargo Rd, Cincinnati, OH

26,565 SF Total - 1.7 AC

 **JLL** SEE A BRIGHTER WAY

7504 Camargo Rd

This industrial facility offers 9.5-foot clear heights with LED lighting and clear span construction. The building features 100% HVAC coverage and robust 400-amp electrical service. One 8x8 drive-in door provides loading access, with an additional covered door available for future use in Cincinnati's established industrial market.



Property Details

Building Size	6,733 SF
Land Size	0.47 AC
Clear Height	9.5'
Docks	0
Drive Ins	1 - 8'x8'

Power	240v/3 phase/400a
Columns	Clear Span
Year Built	1958
Parcel ID	525-0003-0310
Zoning	B-3

7516 Camargo Rd

This industrial facility features 13-foot clear heights with LED lighting throughout. The property offers clear span construction with 100% HVAC systems and 240v/3 phase electrical service. One drive-in door provides efficient loading access for warehouse and distribution operations in Cincinnati's established industrial corridor.



Property Details

Building Size	8,417 SF
Land Size	0.335 AC
Clear Height	13'
Docks	0
Drive Ins	1- 9'x12'

Power	240v/3 phase/400a
Columns	Clear Span
Year Built	1964
Parcel ID	525-0003-0282
Zoning	B-3



7522-7524 Camargo Rd

This industrial building provides 13-foot clear heights with 100% HVAC systems and dual electrical service options. The facility features 20x40 column spacing and LED lighting throughout. One 9x12 drive-in door offers flexible loading capabilities for warehouse and manufacturing operations in Cincinnati's industrial market.



Property Details

Building Size	7,472 SF
Land Size	0.505 AC
Clear Height	13'
Docks	0
Drive Ins	1- 9'x12'

Power	480v and 240v/3 phase/600 Amp
Columns	20' x 40'
Year Built	1967
Parcel ID	525-0003-0281 525-0003-0280 525-0003-0423
Zoning	B-3



6901 Morrison Rd

This industrial facility offers 13-foot clear heights with LED lighting and clear span construction. The building provides 100% HVAC, robust 480v electrical service and features one 12x14 drive-in door for optimal loading flexibility.



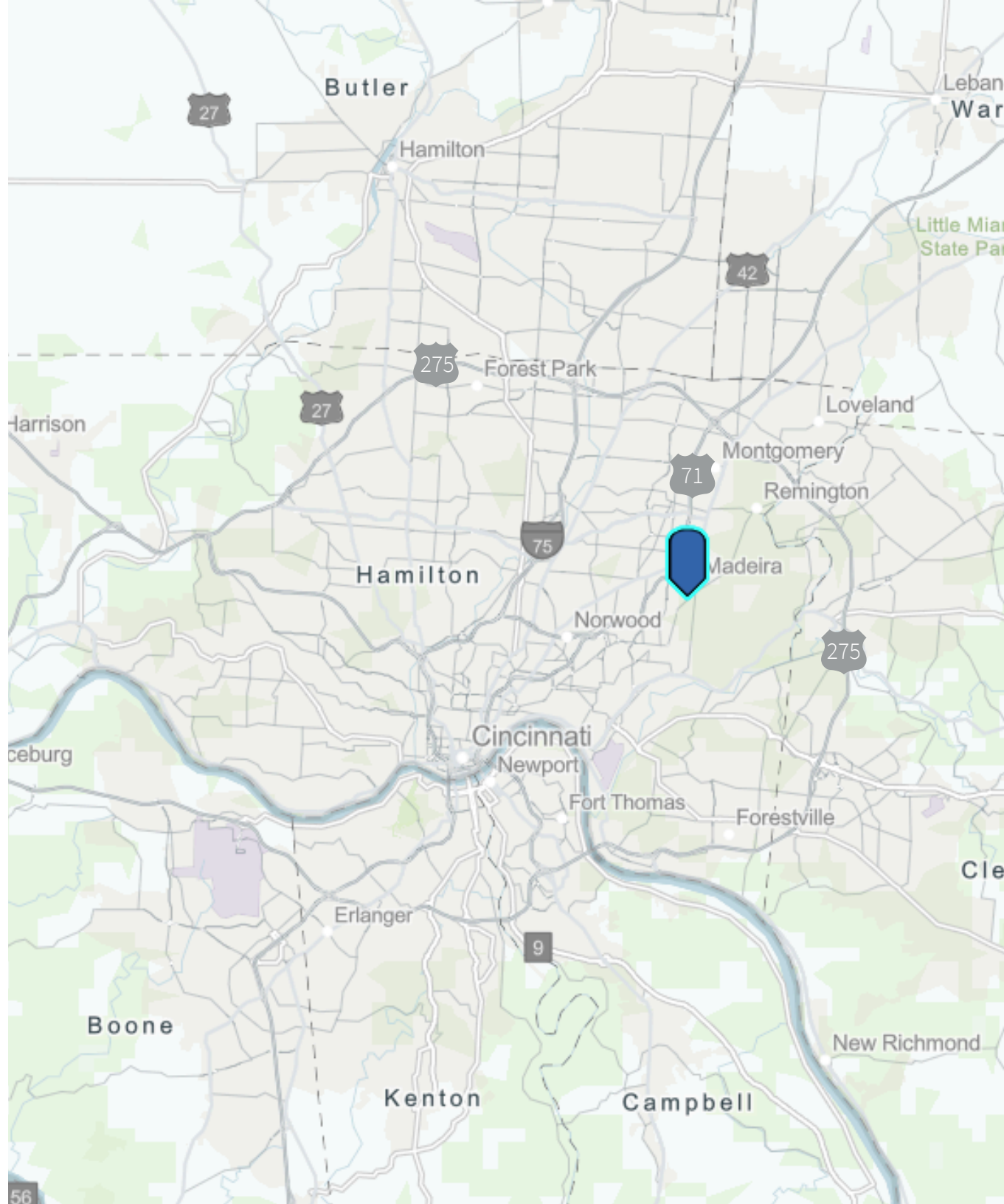
Property Details

Building Size	3,127 SF
Land Size	0.386 AC
Clear Height	13'
Docks	0
Drive Ins	1- 12'x14'





Power	480v/3 phase/225 Amps
Columns	Clear Span
Year Built	1954
Parcel ID	525-0003-0434 525-0003-0429
Zoning	B-3

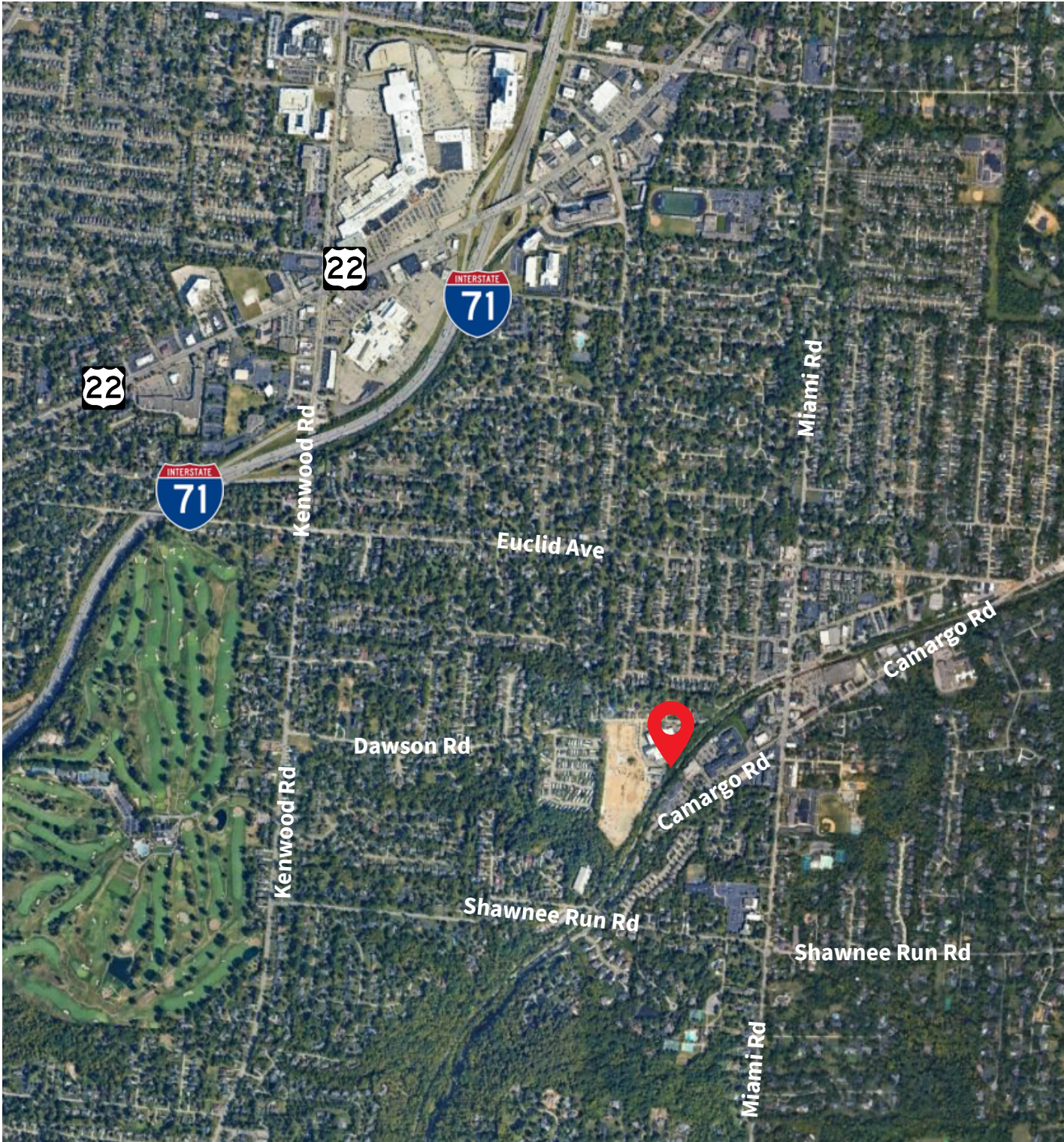
Location

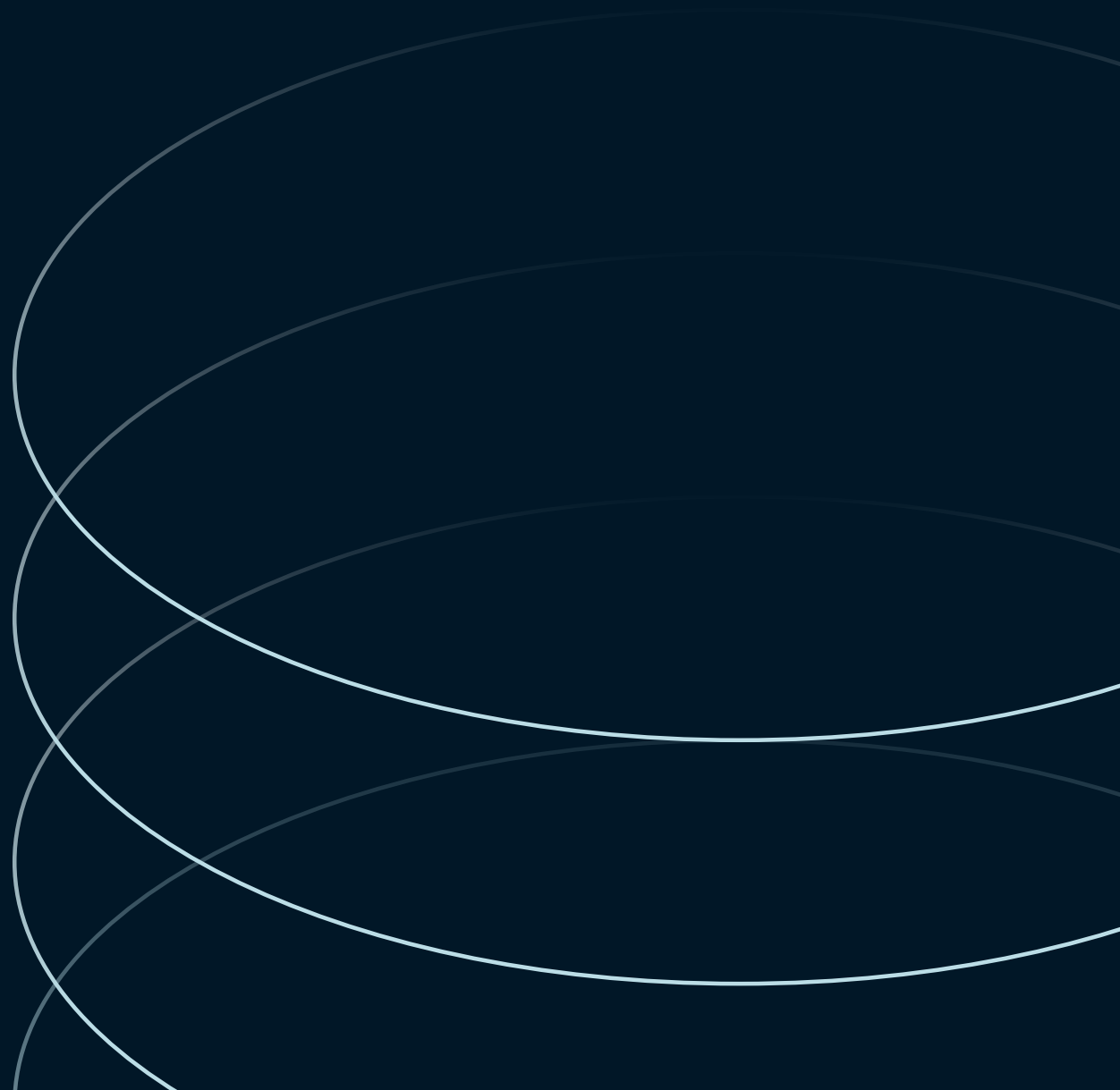
Cincinnati's Camargo Road corridor provides excellent industrial access with proximity to major transportation networks. The area offers established infrastructure supporting warehouse, distribution, and light manufacturing operations with convenient connectivity to regional markets.



Drive Time

-  2 miles to I-71
-  7 miles to I-275
-  12 miles to Downtown Cincinnati
-  25.5 miles to CVG Airport





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