

Building For Sale

1243 Tennessee Ave
Cincinnati, OH 45229



JAMIE ASQUITH – KELLER WILLIAMS ADVISORS REALTY
3505 COLUMBIA PARKWAY – SUITE 125
CINCINNATI, OH 45226
513-600-0063
JAMIE.ASQUITH@KW.COM





PROPERTY HIGHLIGHTS



Purchase Price: \$899,000

Lease: Rates depending on build to suit

Building Size: 8,696 sq ft

Lot Size: 0.41 acres

Zoning: Office - Light Industrial

For Sale: Looking for an updated, well-maintained building in a central location? This prime property spans 8,696 square feet and is clean, move-in ready, and highly adaptable for warehousing, industrial, & manufacturing. The warehouse boasts high ceilings, fresh paint, updated LED lighting, concrete floors, a drive-in door and single dock. The newly renovated waiting area with separate office welcomes customers and staff with plenty of natural light, stylish finishes, and a practical layout, as well as an updated break room with a kitchenette. The building has a newer roof and is centrally located between I-71 and I-75, with easy access from the Lateral. Seller is open to sale or NNN lease.



kw ADVISORS
KELLERWILLIAMS. REALTY



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EXTERIOR PHOTOS



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WAREHOUSE PHOTOS





OFFICE PHOTOS





Traffic Counts



Daily Traffic Counts:
 ▲ Up 6,000 / day
 ▲ 6,001 – 15,000
 ▲ 15,001 – 30,000
 ▲ 30,001 – 50,000
 ▲ 50,001 – 100,000
 ▲ Over 100,000 / day

1

7,046

2024 Est. daily traffic counts

Street: Tennessee Avenue
 Cross: Reading Rd
 Cross Dir: E
 Dist: -

2

17,736

2024 Est. daily traffic counts

Street: Paddock Rd
 Cross: Tennessee Ave
 Cross Dir: S
 Dist: -

3

17,132

2021 Est. daily traffic counts

Street: Paddock Road
 Cross: Tennessee Ave
 Cross Dir: S
 Dist: 0.15 miles

4

10,597

2024 Est. daily traffic counts

Street: Paddock Rd
 Cross: Sunnyslope Dr
 Cross Dir: S
 Dist: -

5

62,168

2024 Est. daily traffic counts

Street: NORWOOD LATERAL EXPY
 Cross: Matlock Ave
 Cross Dir: N
 Dist: -

Historical counts

Year	Count	Type
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Historical counts

Year	Count	Type
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Historical counts

Year	Count	Type
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Historical counts

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