



2331 TERHUNE ALLEY

CINCINNATI, OH 45206

AVAILABLE FOR LEASE

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PROPERTY HIGHLIGHTS

30,554 SqFt

- Located in City of Cincinnati minutes to I-71 E. McMillan St. and 1.5 miles from downtown Cincinnati
- Access to 1st to 2nd floor via freight elevator with 7,500LB capacity
- Eight (8) total docks (2 on 1st floor and 6 on 2nd floor) 8'x10' with mechanical pit levelers
- One (1) 14'x16' drive-in door on 1st floor
- Property is fully fenced, gated (keypad access), and secured
- 3rd floor (4,227 SqFt) and 4th floor (4,400 SqFt) can be used by tenant at no extra costs, access via freight elevator (tenant responsibility)
- Available for immediate occupancy
- Short term leases considered
- Lease Rate: \$5.95/SqFt gross + utilities

 [CLICK HERE FOR AERIAL VIDEO](#)

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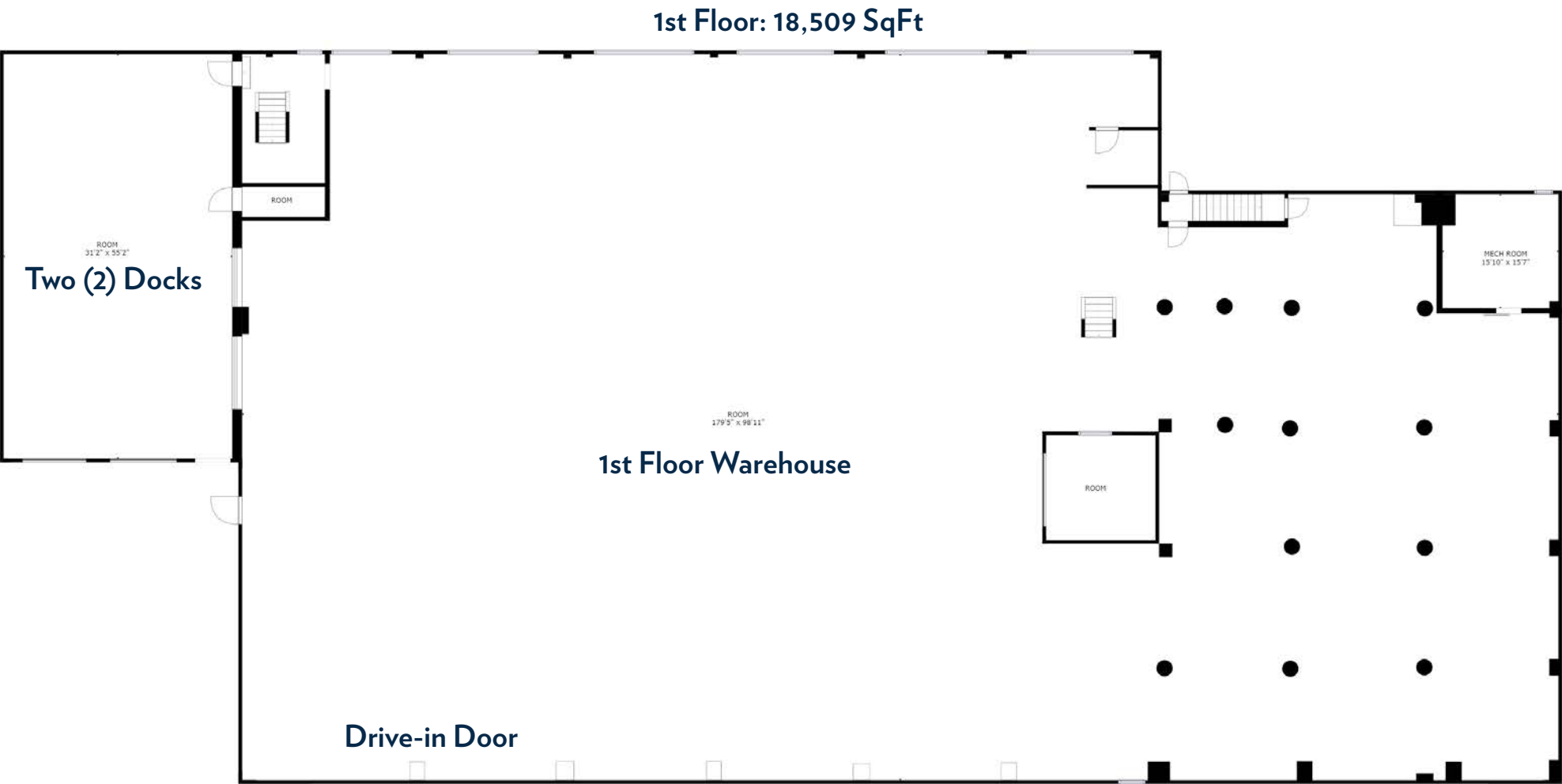
PROPERTY DETAILS

Total SqFt:	30,554 (excludes 3rd&4th floor in calculation)
1st floor SqFt:	18,509
2nd floor SqFt:	12,045
Office SqFt:	4,000 (2nd floor)
Clear Height:	10'-20' (20' clear in approximately 12,500 SqFt)
Year Built:	1940's
Type Construction:	Block, masonry, steel
Lighting:	LED's
Column Spacing:	Varies
Dock door:	1st floor - Two (2) 8'x10' with mechanical pit levelers. 2nd floor - Six (6) 8'x10' with mechanical pit levelers
Drive-in door:	1st floor - One (1) 14'x16' and 2nd floor - One (1) - 5'x10'
Sprinkler:	Wet system
Electrical Service:	3-phase throughout
Heat:	Natural gas
Roof:	Rubber membrane
Truck court:	110'
Parking Lot:	20+ spaces
Restrooms:	One (1) set in office and One (1) single in warehouse

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FLOOR PLAN



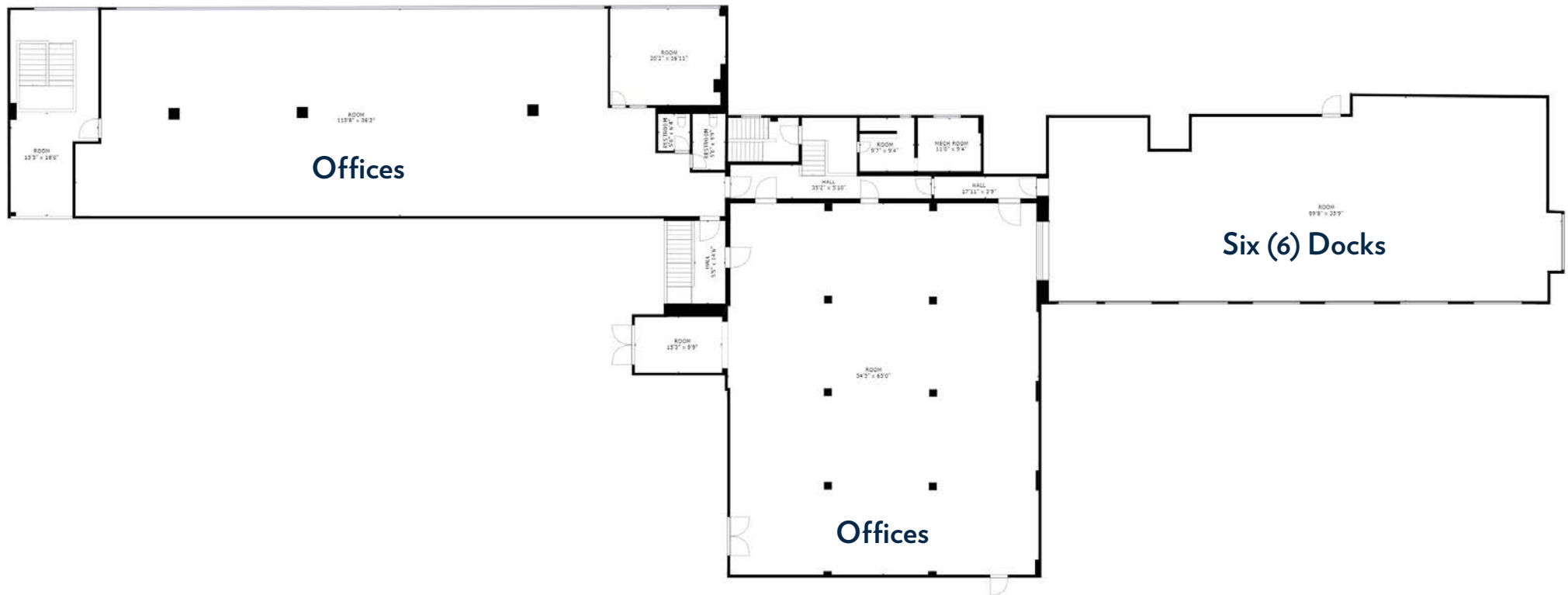
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FLOOR PLAN

2nd Floor: 12,045 SqFt

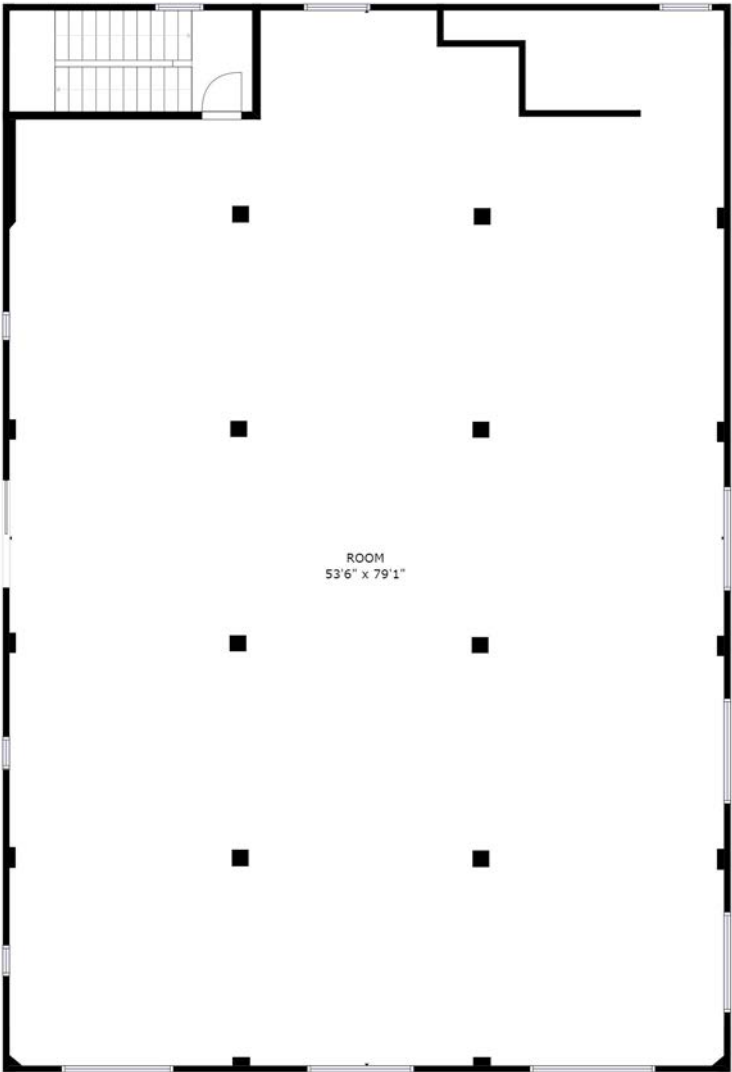


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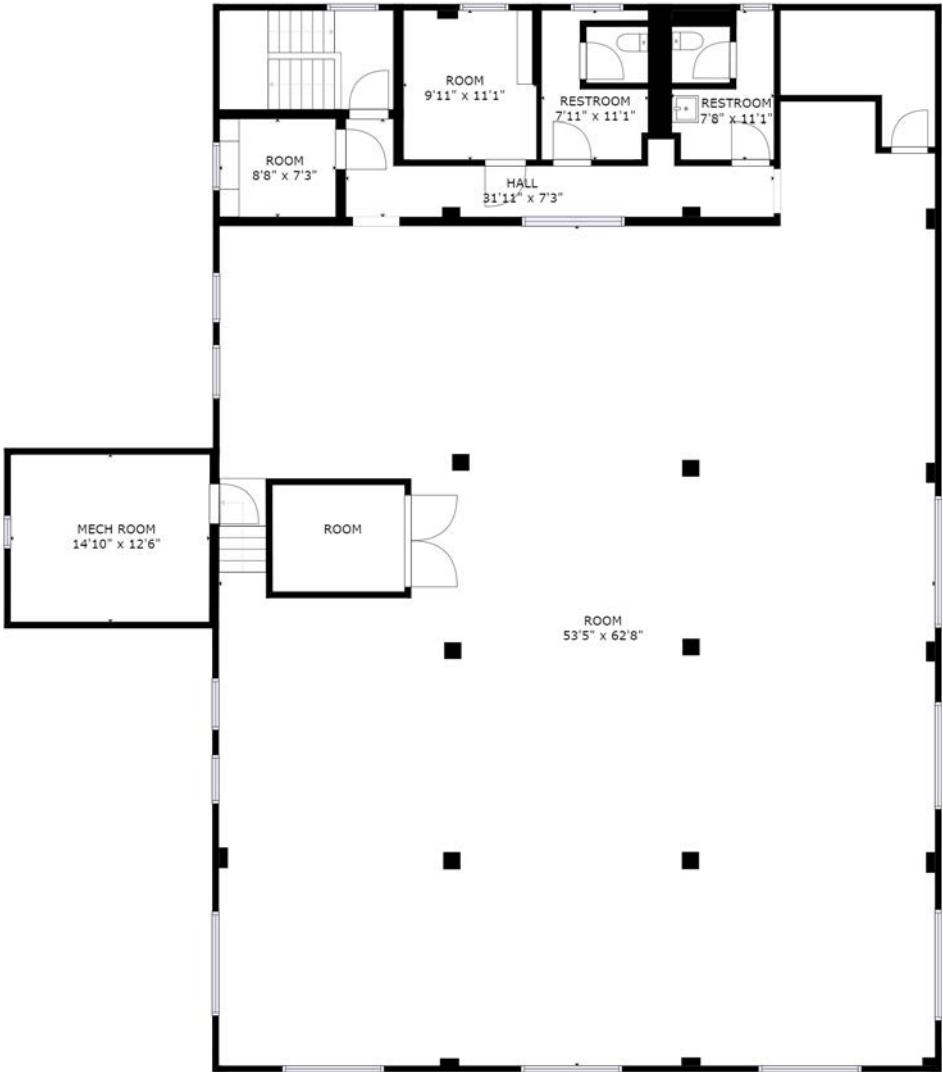
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FLOOR PLAN

3rd Floor: 4,227 SqFt



4th Floor: 4,400 SqFt



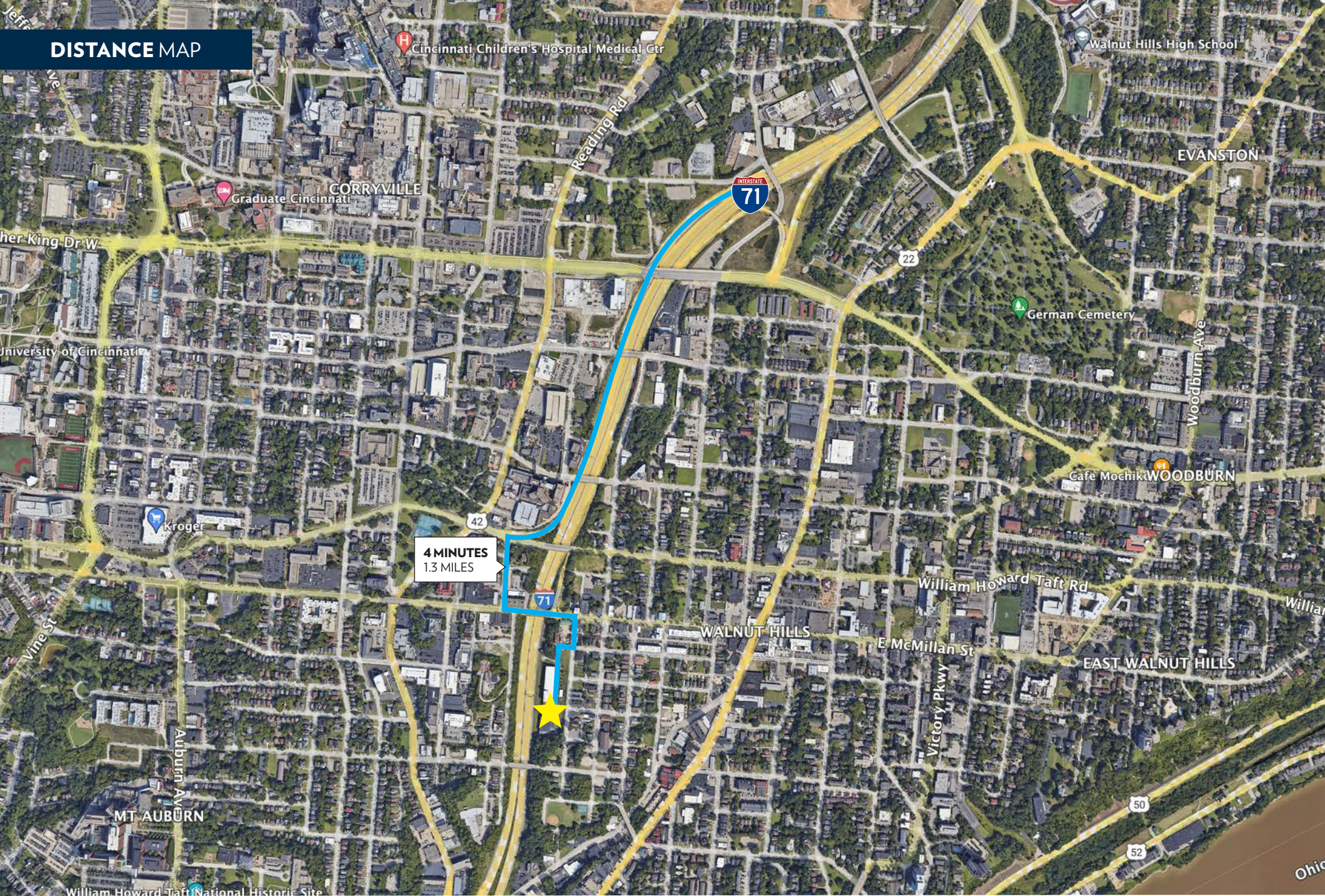
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DISTANCE MAP



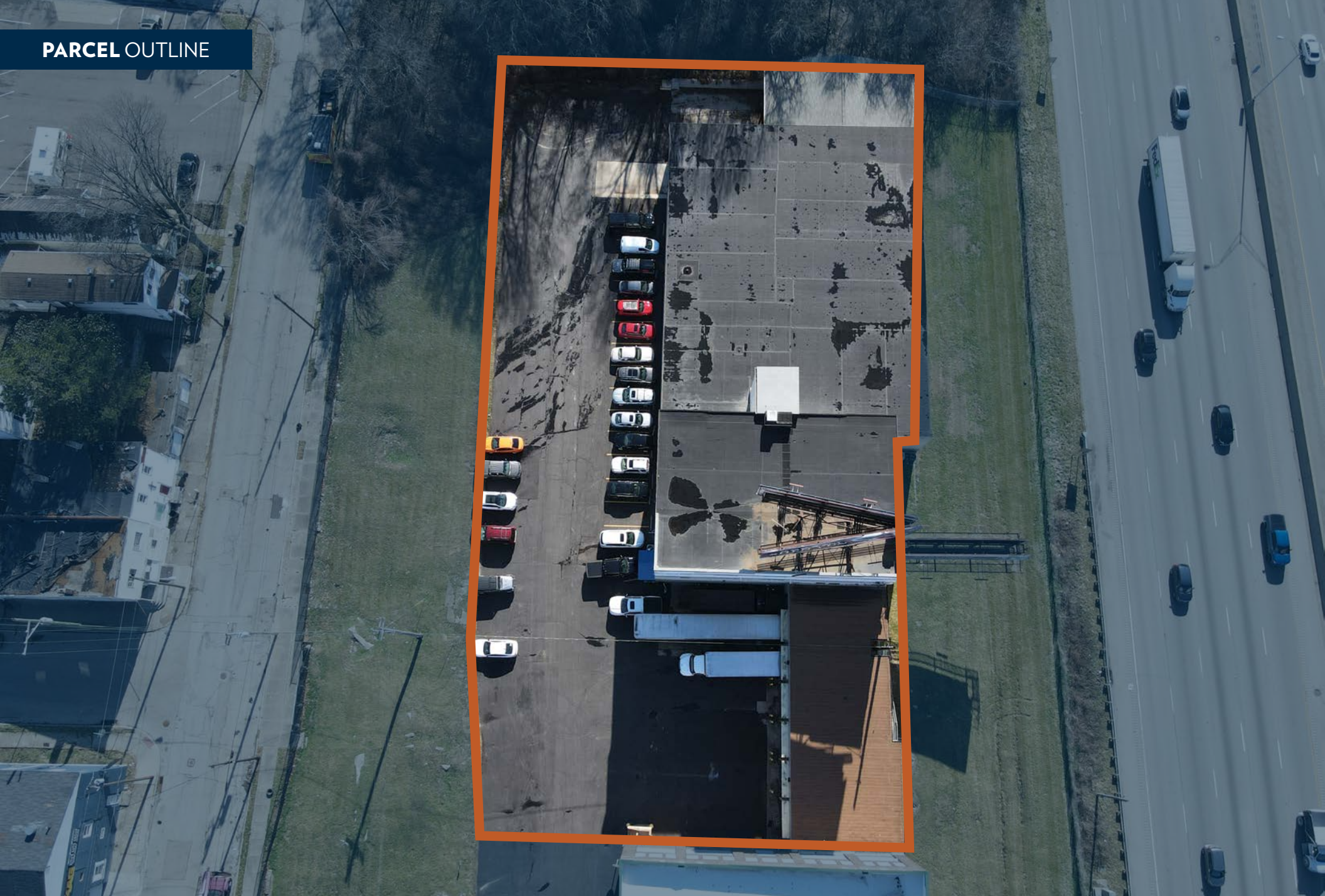
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PARCEL OUTLINE



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