

INDUSTRIAL CAMPUS – SUITABLE FOR MANUFACTURING/ DISTRIBUTION

FOR SALE OR LEASE

1326 & 1330 Tennessee Avenue, Cincinnati, OH 45229

52,252 SF on 2.10 Acres (3 Parcels)

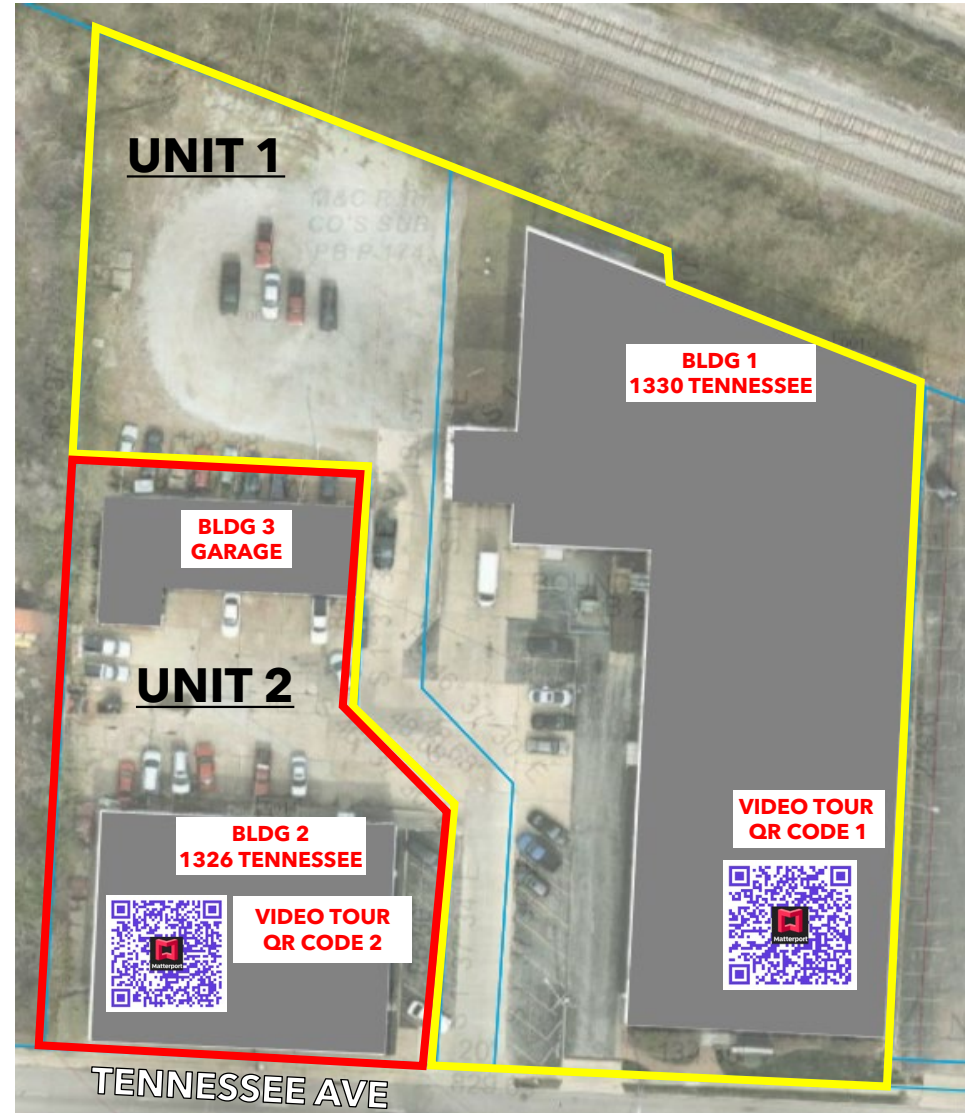
PRICE: Subject to Offer

LEASE: Negotiable

- 3 Buildings
 - Unit 1:
 - Bldg. 1 38,400 SF Printing Plant, Warehouse
 - Unit 2:
 - Bldg. 2 10,614 SF Warehouse & office/shop space
 - Bldg. 3 3,238 SF 5-Bay Car Repair Shop

FEATURES

- Climate Controlled Production Area
- HEAVY POWER
- Executive offices, conference, break room
- Loading Docks, Drive-in doors
- Outdoor Storage and truck parking
- Central Location convenient to I-75 & I-71
- Cincinnati Zoning: CG-A GENERAL MFG
- Opportunity Zone
- AVAILABLE



Gary Fisher

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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1330 Tennessee Avenue, Cincinnati, OH 45229

38,400 SF on 1.51 Acres

PRICE: Subject to Offer

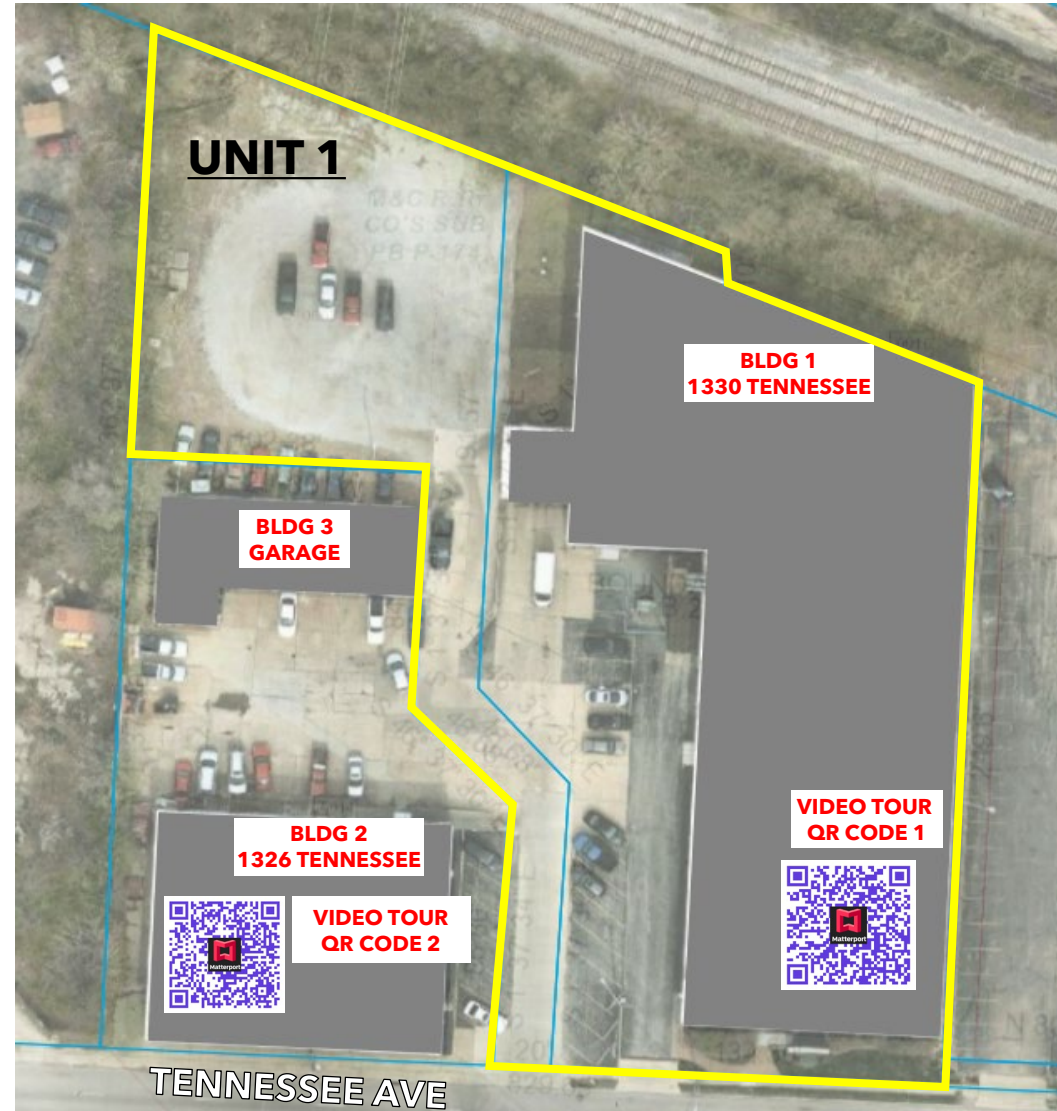
LEASE: Negotiable

PARCLES: 119-0003-0063 & 119-0003-0064

- Unit 1:
 - Bldg. 1 38,400 SF Printing Plant, Warehouse

FEATURES

- Climate Controlled Production Area
- HEAVY POWER
- Executive offices, conference, break room
- Loading Docks, Drive-in doors
- Outdoor Storage and truck parking
- Central Location convenient to I-75 & I-71
- Cincinnati Zoning CG-A GENERAL MFG
- Opportunity Zone



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Total Building Size: 38,400 sq ft

Sprinklered: No

Land: 1.51 AC

Heating: Gas Fired Forced Air

Zoning: CG-A Manufacture General

Air Conditioning: Office & Production Areas

Year Built: 1966

Lighting: T8

Freight Elevator: High-capacity warehouse only

Sprinklered: No

Construction: Brick & Mortar, Metal

Floor Rating: 1,000 lbs. PSF

Gas: 4" Line 4" Valve

Electrical Services: 3 Wire 120-480 Volt
32,690 AMP

Ceiling: 11' to 18'

Loading Facility: 2 Docks with levelers

County: Hamilton

Parcel ID: 011900030063
011900030064

Restrooms: 2 Women's – 4 Men's

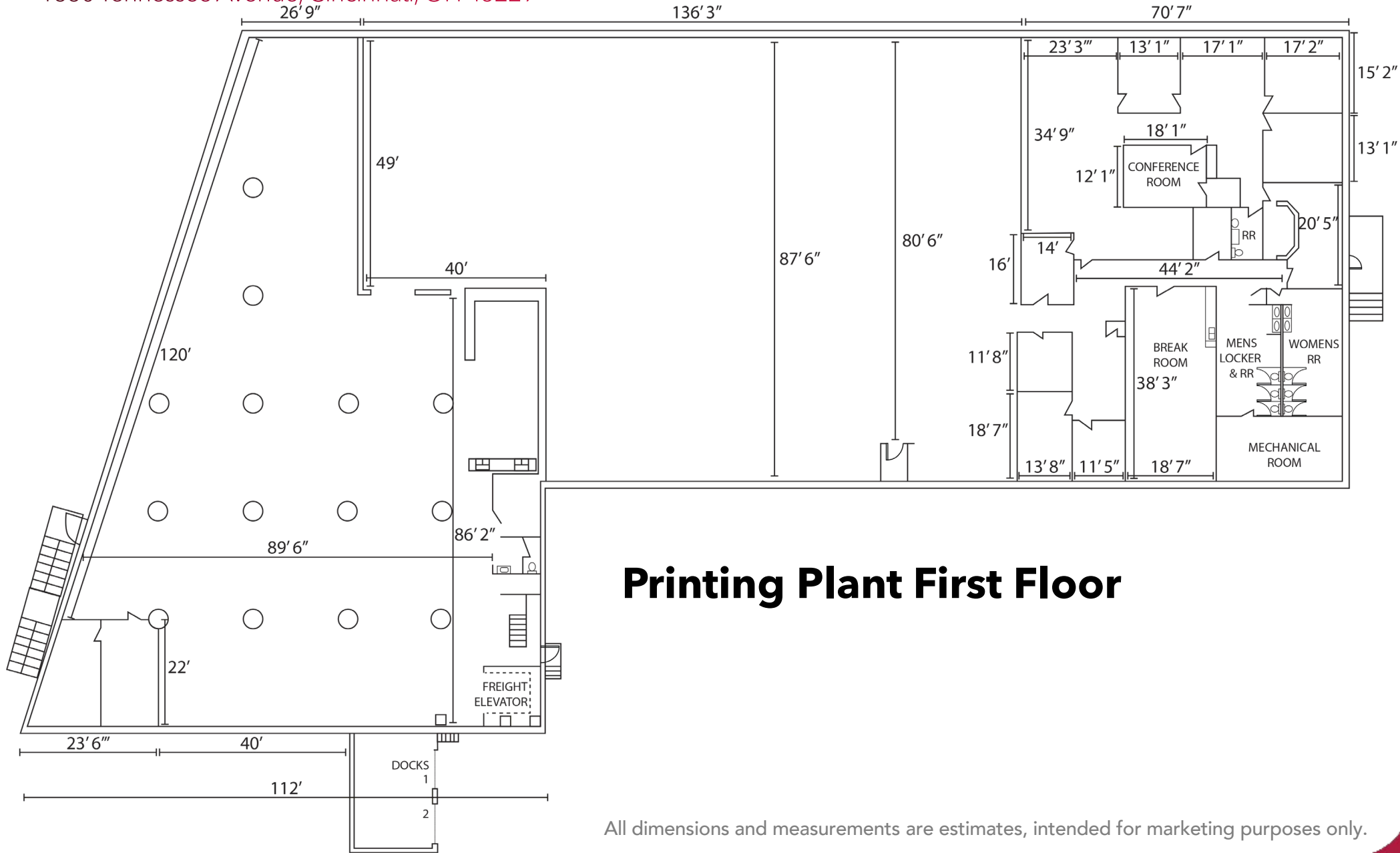
Opportunity Zone: Yes

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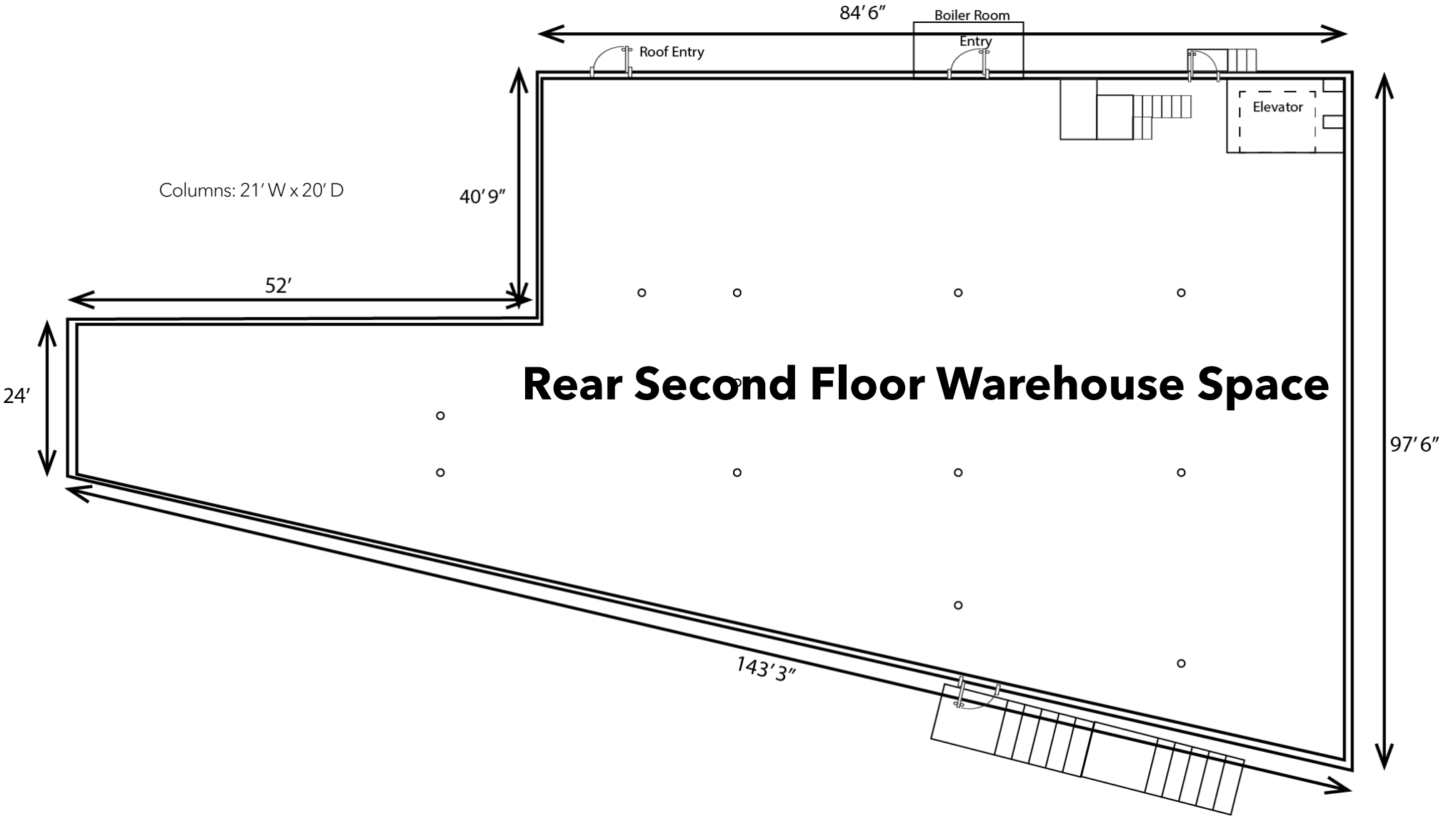
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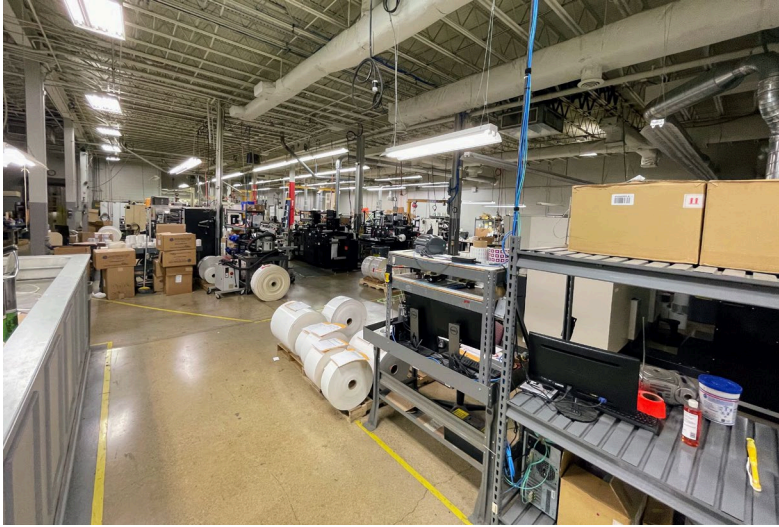


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INDUSTRIAL CAMPUS – SUITABLE FOR MANUFACTURING/ DISTRIBUTION

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1326 Tennessee Avenue, Cincinnati, OH 45229

13,852 SF on 0.59 Acres

PRICE: Subject to Offer

LEASE: Negotiable

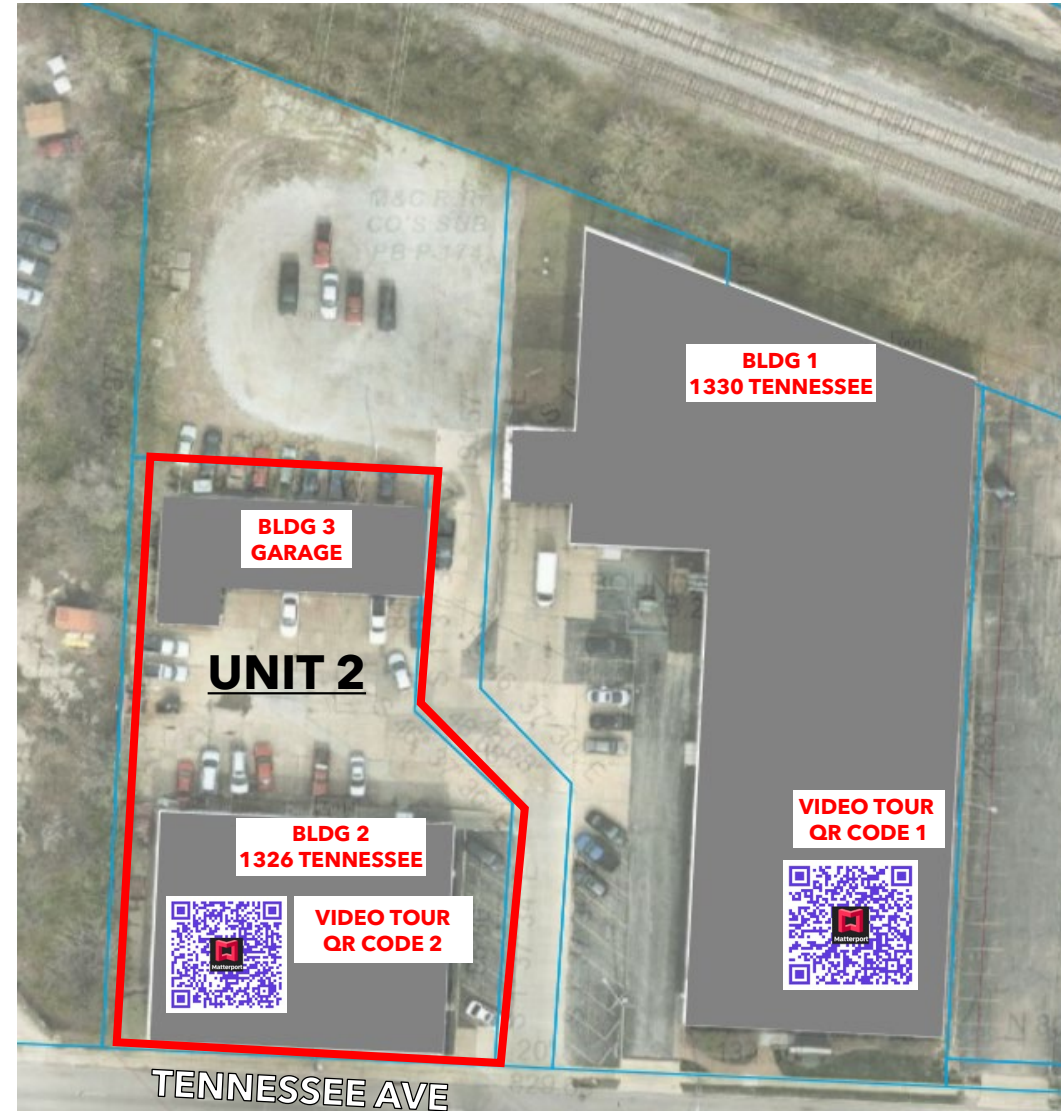
PARCLE: 119-0003-0014

- Unit 2:

- Bldg. 2 10,614 SF Warehouse & office/shop space
- Bldg. 3 3,238 SF 5-Bay Car Repair Shop

- **FEATURES**

- 3 phase power available
- Loading Docks
- Outdoor Storage and truck parking
- Central Location convenient to I-75 & I-71
- Cincinnati Zoning CG-A GENERAL MFG
- Opportunity Zone



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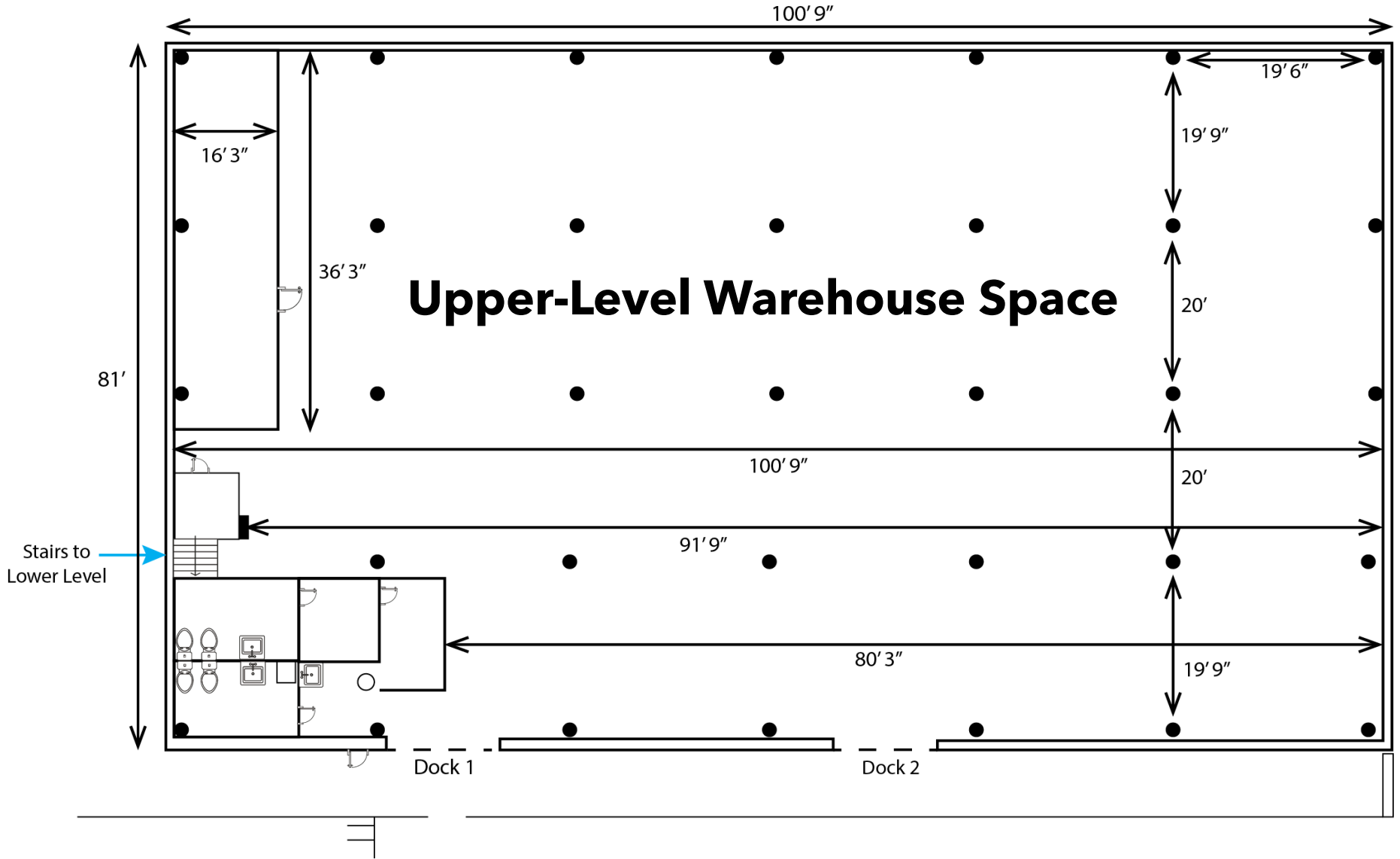
Total Building Size:	10,614 +/- sq ft	Heating:	Gas Fired Forced Air
Zoning:	CG-A Manufacture General	Air Conditioning:	Shop Only
Land:	0.59 AC	Lighting:	T8
Construction:	2 story Brick and Mortar	Electrical Services:	3 Wire 120-480 Volt
Loading Facility:	Porch dock	Gas:	Yes
Ceiling:	9' to 14'	Sprinklered:	No
Total Building Size:	10,614 sq ft	Parcel ID:	011900030014
Shop floor 1 (street):	2,250 sq ft		
Warehouse floor 2 (rear):	8,364 sq ft		

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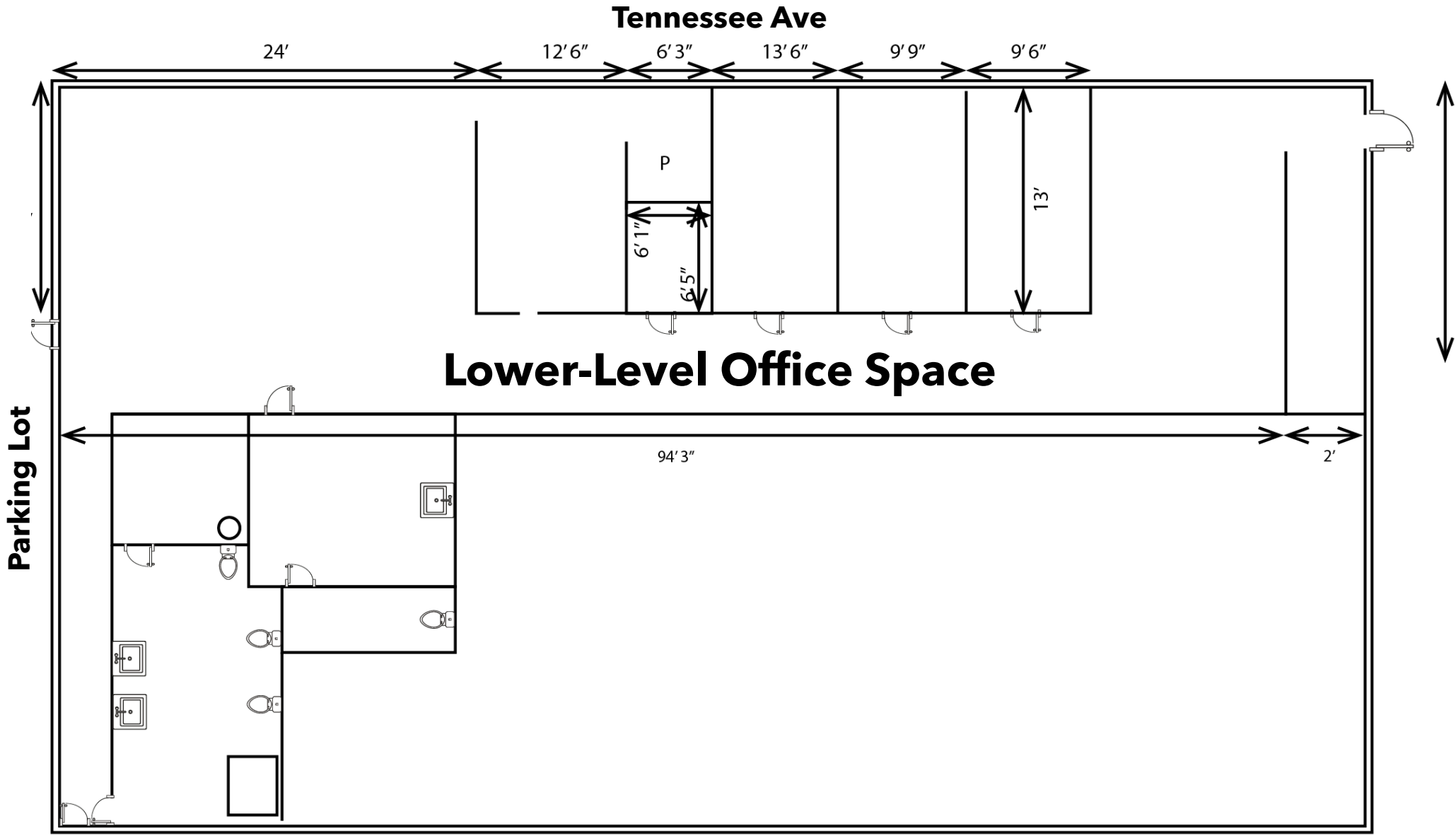


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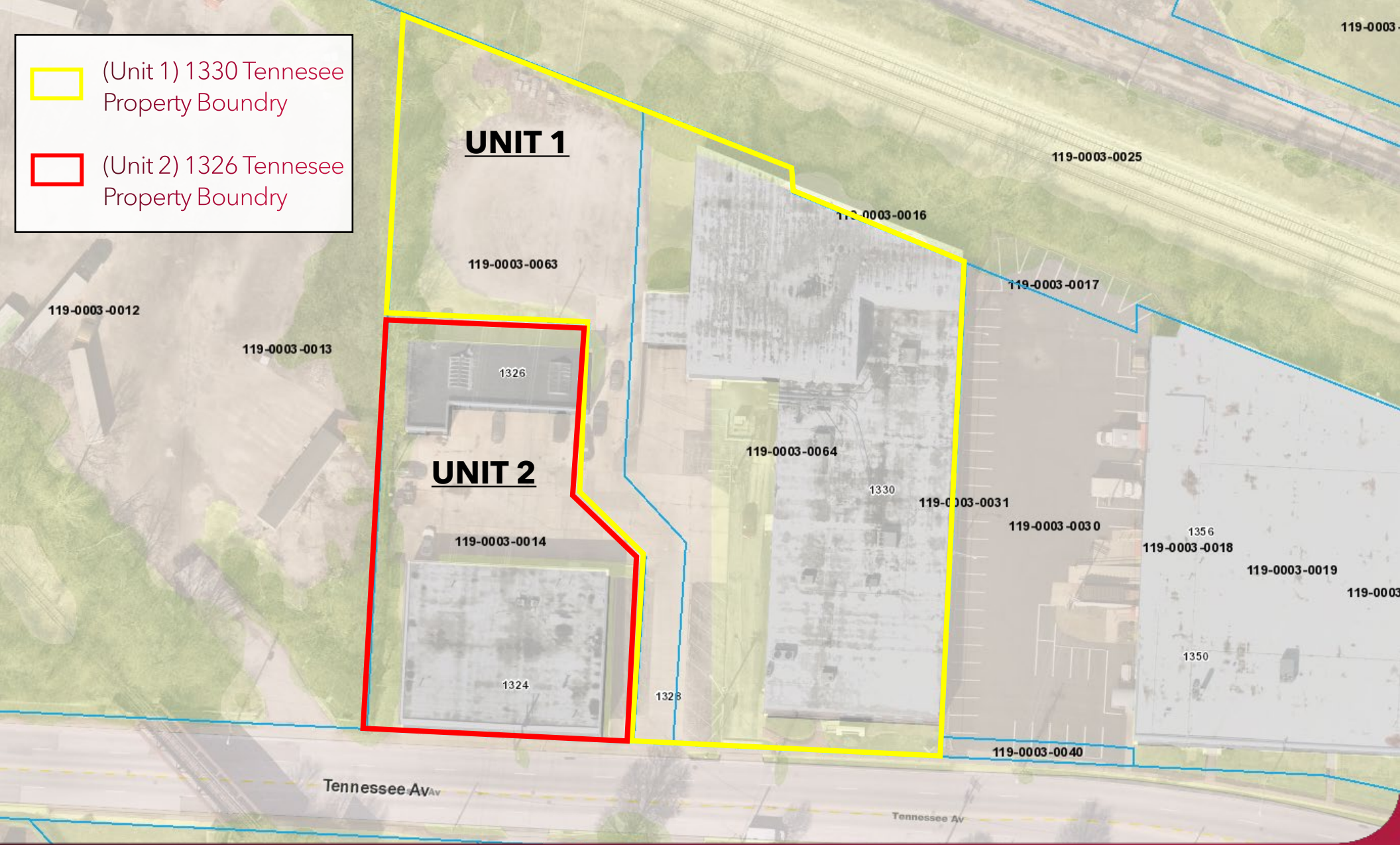
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 (Unit 1) 1330 Tennessee Property Boundry

 (Unit 2) 1326 Tennessee Property Boundry



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1 mi radius 3 mi radius 5 mi radius

Population

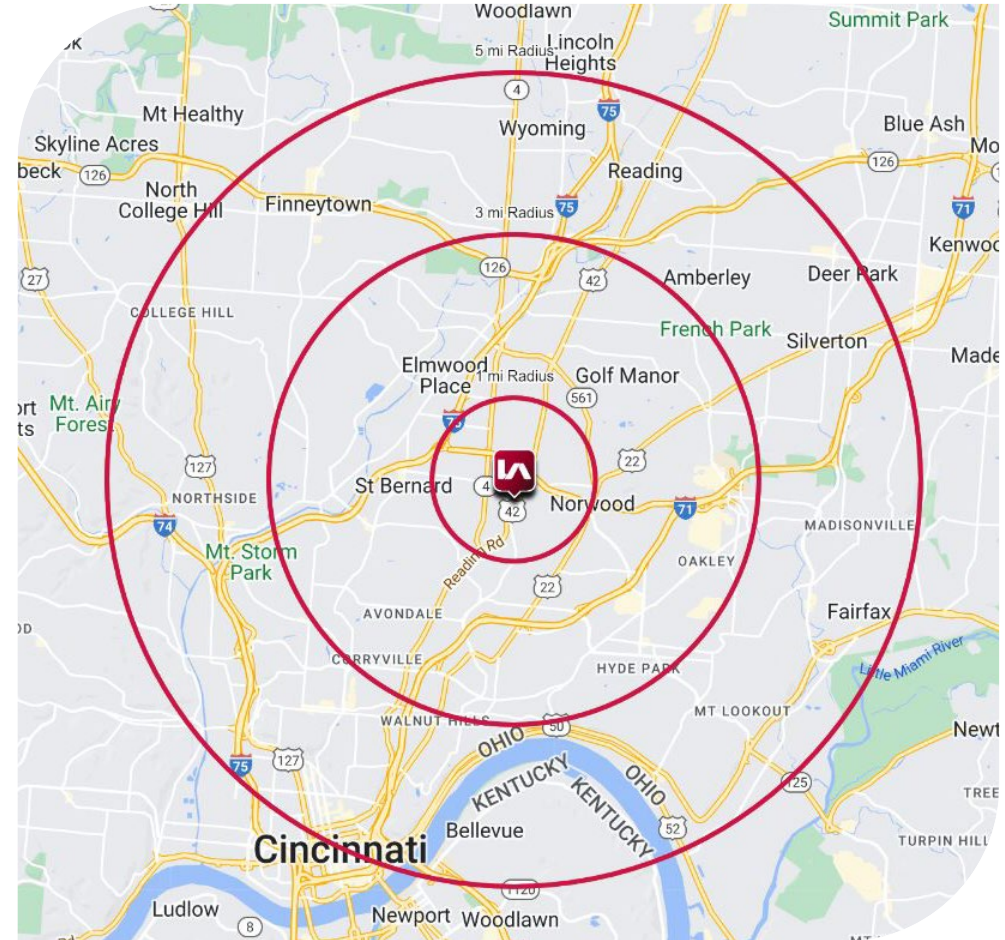
Estimated Population (2023)	15,134	116,879	311,835
Projected Population (2028)	14,640	116,373	317,872
Census Population (2020)	15,276	116,690	307,485
Census Population (2010)	15,125	115,020	296,508

Labor Force

Estimated Households (2023)	6,708	53,557	141,644
Projected Households (2028)	6,370	52,417	142,577
Census Households (2020)	6,855	53,320	137,606
Census Households (2010)	6,641	51,906	131,776
2022 Est. Average HH Income	\$81,519	\$96,944	\$102,329
2022 Est. Median HH Income	\$62,165	\$67,909	\$71,784
2022 Est. Per Capita Income	\$36,264	\$44,676	\$46,874

Daytime Demographics

2022 Est. Total Businesses	569	4,906	13,110
2022 Est. Total Employees	10,805	74,071	176,334



DESTINATION TIMES

- **Downtown** – 9.5 Miles (13 min)
- **Newport** – 10.4 Miles (16 min)
- **CVG Airport** – 22.0 Miles (24 min)
- **I-75** – 1.5 Miles (4 min)
- **I-71** – 2.4 Miles (4 min)
- **I-74** – 6.5 Miles (11 min)
- **Dayton** – 48 Miles (48 min)
- **Columbus** – 102 Miles (1 hr 48 min)
- **Indianapolis** – 113 Miles (1 hr 48 min)
- **Louisville** – 107 Miles (1 hr 39 min)