

FOR SALE

2050 SPORTY'S DRIVE, BATAVIA, OH 45103
INDUSTRIAL/FLEX BUILDING

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PESOLA
ADVISORS GROUP



COLDWELL BANKER
COMMERCIAL

THE OPPORTUNITY

2050 Sporty's Drive is a former craft beverage production facility on 2.19 acres adjacent to Clermont County Airport. The 7,747 SF main building includes approximately 1,444 SF of walk-in cooler and freezer, production space with floor and trench drains, dedicated utility room, three dock doors, and two drive-in doors. A detached 900 SF garage is currently leased month-to-month.

The cold storage and wet-process infrastructure are in place, a buildout that would cost well into six figures to replicate, making this a rare turnkey opportunity for beverage, food, or cold-chain distribution users. The building also functions as straightforward dry warehouse, and the site's low building coverage leaves substantial room for outdoor storage or expansion.

PROPERTY HIGHLIGHTS

Building: 7,387 SF above grade + 493 SF partial basement + 900 SF detached garage

Site: 2.19 acres, Zoning I (Industrial), Batavia Township

Year Built: 1975 / 1991

Construction: Concrete block with steel frame

Cold Storage: ~749 SF walk-in cooler, ~695 SF walk-in freezer

Production Infrastructure: Floor and trench drains, dedicated utility room, 3-phase power

Clear Height: 14'–18' (18' rear warehouse, 14' front warehouse)

Loading: 3 dock doors, 2 drive-in doors

Utilities: County water and sewer, natural gas, 3-phase electric

Flood: FEMA Zone X, not in a flood hazard area

Flexible Rental Income: 900 SF detached garage leased month-to-month

Tax Advantage: Unincorporated Batavia Township — no municipal income tax

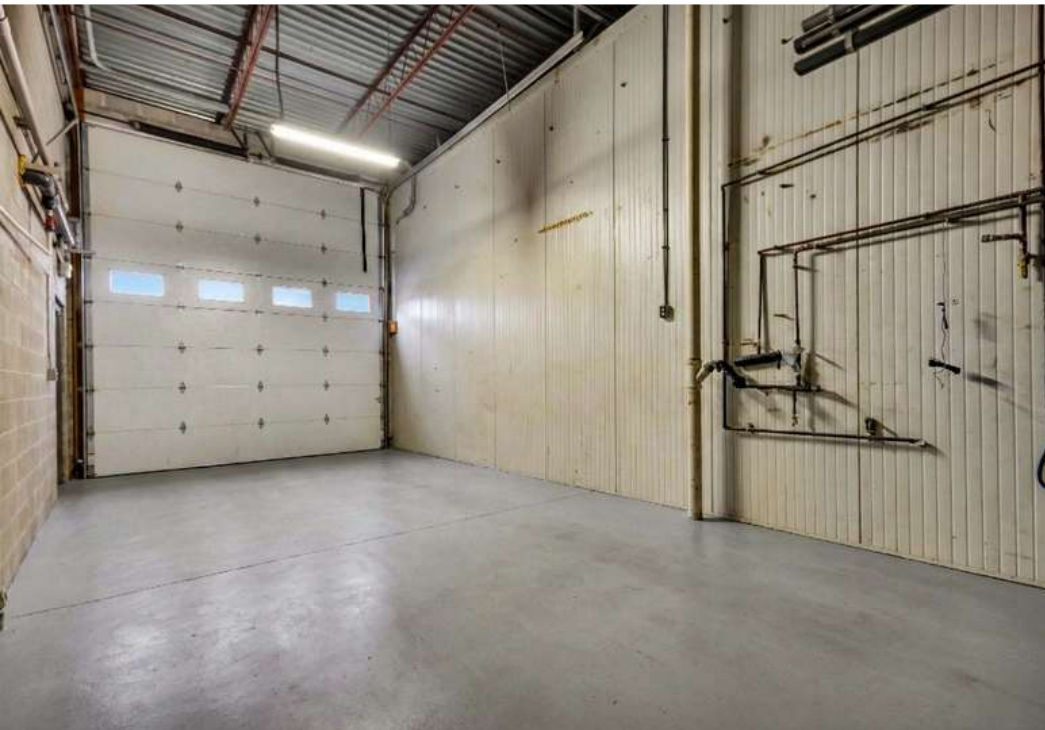
Financing: SBA-eligible for qualifying owner-users, approximately 10% down





2050 SPORTY'S DRIVE
2.19 ACRES





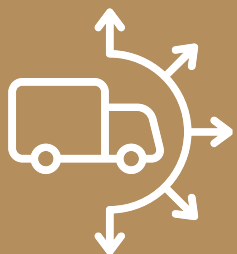




**5.5 MILES TO
INTERSTATE-
275**



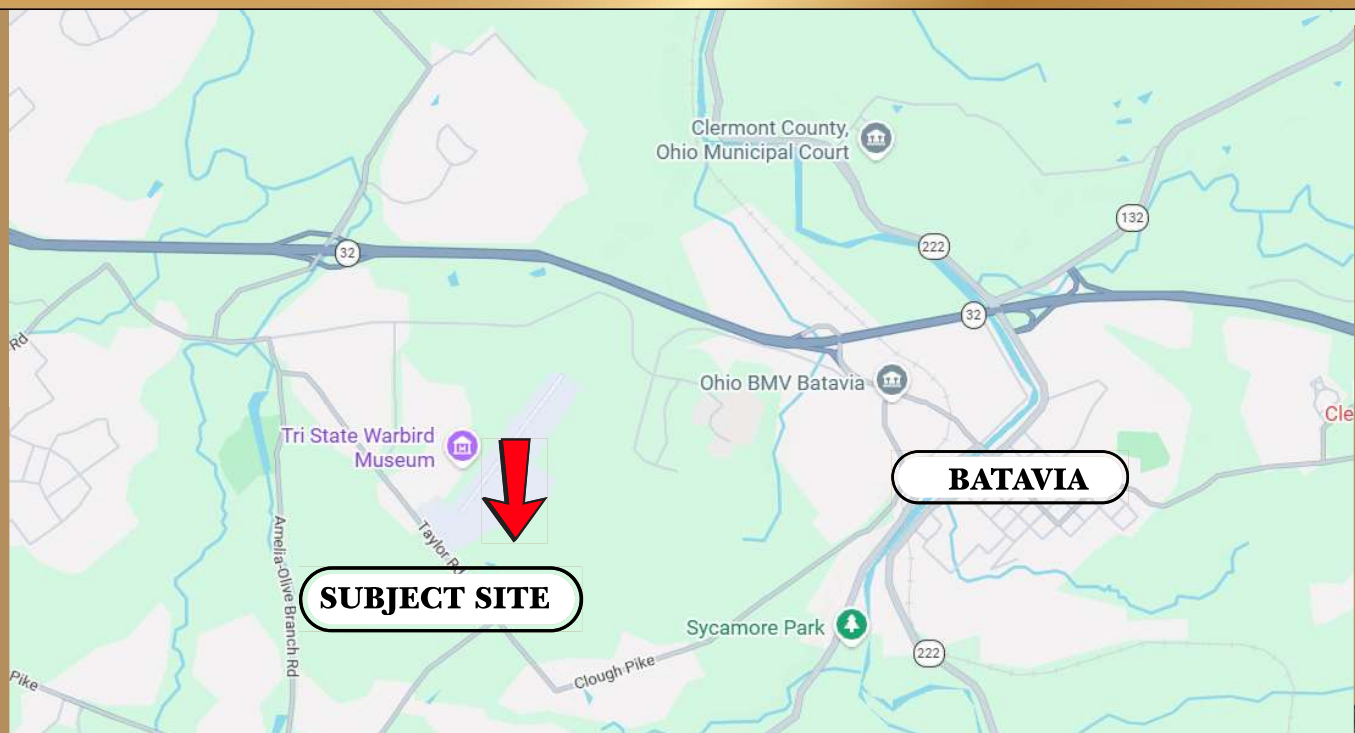
**23 MILES FROM
DOWNTOWN
CINCINNATI**



**REGIONAL
HIGHWAY
CONNECTIVITY**



**ADJACENT TO
CLERMONT
COUNTY
AIRPORT**





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Pesola Advisors is a commercial real estate team with Coldwell Banker Commercial, specializing in strategic advisory, leasing, and investment sales. The group focuses on delivering tailored solutions to landlords, tenants, and investors by combining market expertise with a hands-on, deal-driven approach. Pesola Advisors is committed to maximizing value for clients through thoughtful execution, strong relationships, and a deep understanding of local market dynamics.

