



— 415 GREENWELL AVE, CINCINNATI, OH 45238 —

29,800 SQUARE FEET | DELHI TOWNSHIP

Industrial/Flex | For Sale | \$1,450,000

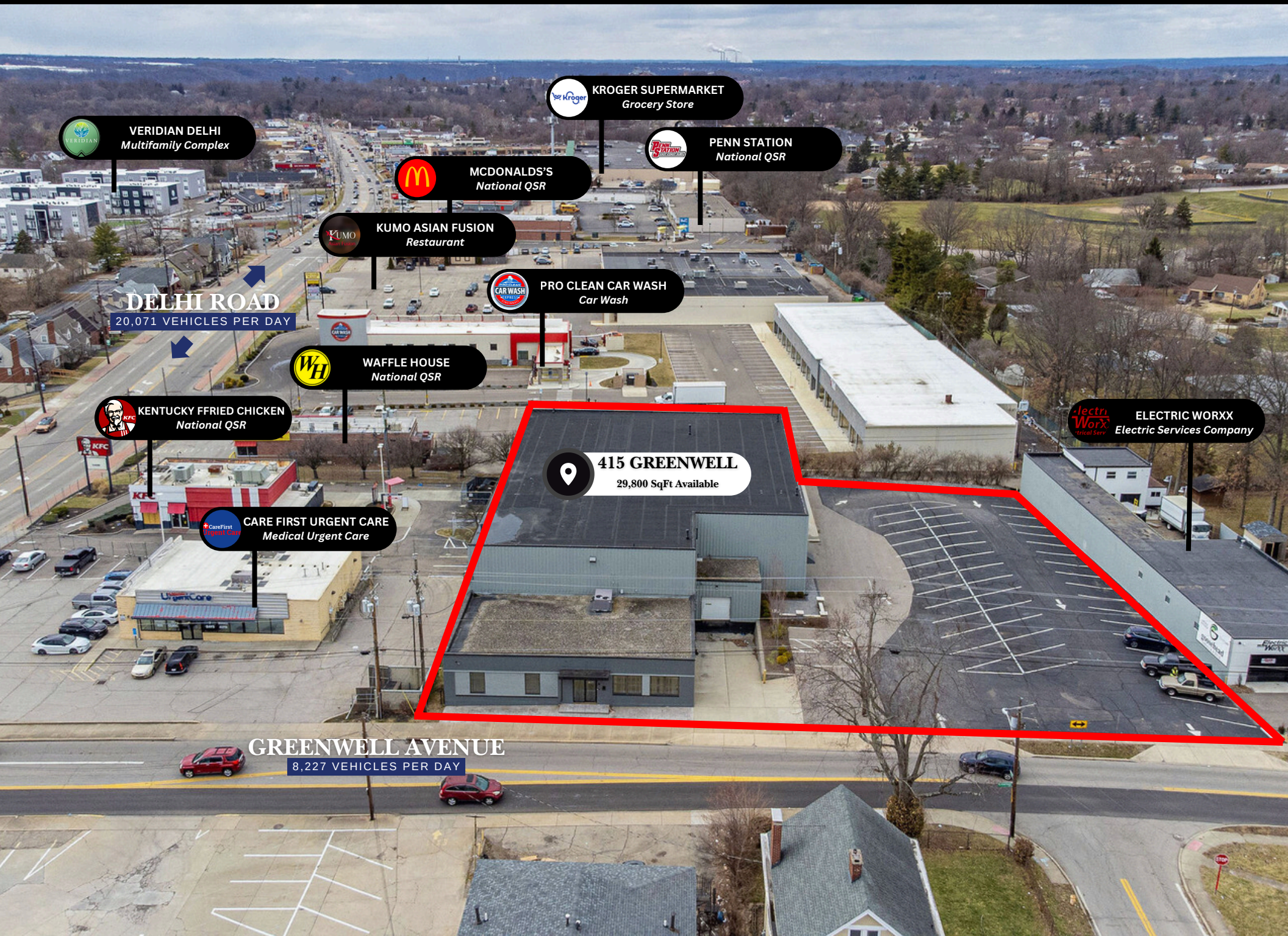
The Offering

3CRE is thrilled to offer this exceptional 29,800 SF Industrial/Flex space at 415 Greenwell Avenue—an ideal solution for businesses ready to scale. Strategically located in Delhi Township with immediate access to major highways and downtown Cincinnati, this versatile property combines prime location with unmatched operational flexibility, making it perfect for manufacturing, distribution, or hybrid use.

The space features 2,805 square feet of office area, one dock-height door, and two drive-in doors. It's equipped with HVAC, a 3-Phase Power supply, and offers substantial storage on the second level, providing ample room for a variety of business needs and more.

Property Highlights:

- Asking Price - \$1,450,000
- **Total SqFt** - 29,800 SqFt
- **1st Floor Space** - 16,800 SqFt
(2,805 SqFt Office + 13,995 Warehouse)
- **2nd Floor Space** - 14,000 SqFt
- **Clear Height** - 10'
- **Parking** - 50 Private Spaces
- **(1) Dock Height Door**
- **(2) Drive In Doors**
- **1st Floor** | Fully Air-Conditioned
- **Power** - 3-Phase
- **Lighting** - LED 4-Strip
- **Year Built** - 1961
- **Delhi Township**
- **Total Building Square Feet** - 29,800 SF
- **Acreage** - 0.539 Acres
- **Zoning** - DPBC
- **Class** - B
- **Parcel IDs** | 054000410494 & 054000410521
- **Construction** - Masonry/Metal
- **Water/Sewer** - City Water Works
- **Electric** - Duke Energy



KROGER SUPERMARKET
Grocery Store

VERIDIAN DELHI
Multifamily Complex

PENN STATION
National QSR

MCDONALD'S
National QSR

KUMO ASIAN FUSION
Restaurant

PRO CLEAN CAR WASH
Car Wash

WAFFLE HOUSE
National QSR

KENTUCKY FFRIED CHICKEN
National QSR

ELECTRIC WORXX
Electric Services Company


CARE FIRST URGENT CARE
Medical Urgent Care

415 GREENWELL
29,800 SqFt Available

DELHI ROAD
20,071 VEHICLES PER DAY

GREENWELL AVENUE
8,227 VEHICLES PER DAY



 **415 GREENWELL**
29,800 SqFt Available









1 MILE
3 MILE
5 MILE
POPULATION

14,323

87,836

209,060

**AVERAGE HOUSEHOLD
INCOME**

\$78,762

\$72,924

\$73,486

**NUMBER OF
HOUSEHOLDS**

5,314

33,838

89,038

MEDIAN AGE

38.3

37

36.5

TOTAL BUSINESSES

386

2,111

8,851

TOTAL EMPLOYEES

3,628

20,287

99,381



MIKE COSTANTINI

MANAGING PARTNER | BROKER

MIKE@3CRE.COM

(513) 383-8413



TRYFON CHRISTOFOROU

MANAGING PARTNER | BROKER

TRYF@3CRE.COM

(513) 490-6881

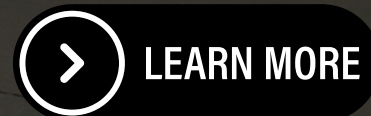


ANDREW MATTEI

SENIOR INDUSTRIAL ADVISOR

ANDREW@3CRE.COM

(513) 800-9240



3CRE Advisors is a multi-state brokerage specializing in Commercial Real Estate Investment, Leasing, Property Management, and Business Brokering. Contact our team for any of your commercial real estate assignments. Visit us at any of our offices or online at [3CRE.com](https://www.3CRE.com).