

INDUSTRIAL BUILDING FOR SALE OR LEASE

11294 ORCHARD STREET

Cincinnati, OH 45241



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FOR SALE OR LEASE

11294 ORCHARD STREET

PROPERTY HIGHLIGHTS

SPACE AVAILABLE: ± 33,450 SF

SITE SIZE: ± 2.63 Acres

FOR SALE: \$2,590,000 (\$77/SF)

FOR LEASE: \$6.50/SF NNN

HIGHLIGHTS:

- Located in the City of Sharonville
- Manufacturing building with heavy power
- 3 Large drive-in doors and 1 external dock
- Multiple cranes throughout
- Quick access to I-275 and I-75
- Visibility off Reading Road
- Building and parking expandable
- Outside storage permitted
- Contents auction taking place March 11th, 2025



FACT SHEET

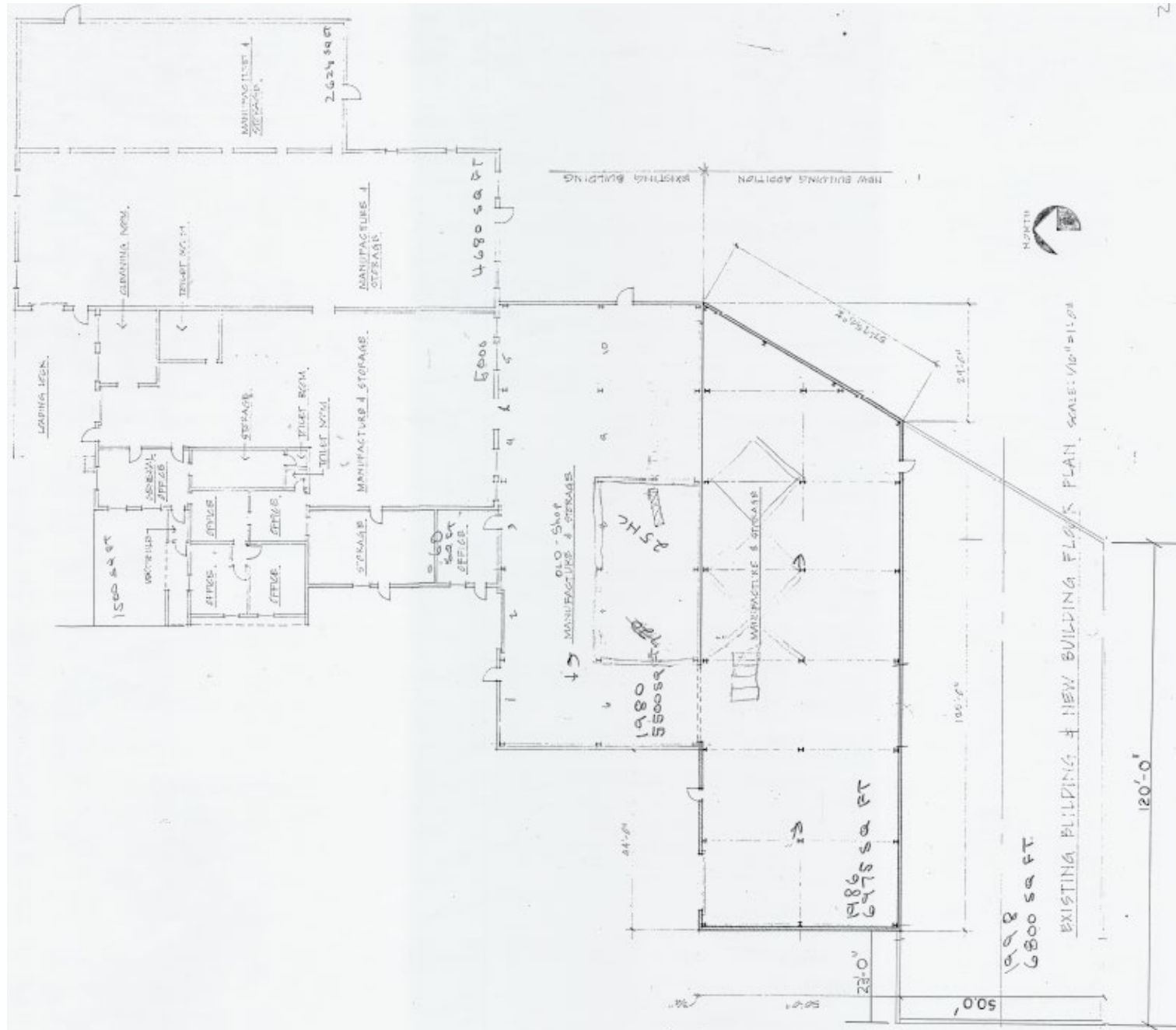
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Location:	City of Sharonville, Hamilton County	Heating:	Gas Forced Heaters
Total Building Size:	± 33,450 SF	Parking:	20+ Parking Spots
Office Size:	± 2,775 SF	Restrooms:	2 Office 1 Warehouse
Warehouse Size:	± 30,675 SF	Sprinkler:	Wet
Land:	± 2.63 Acres	Air Conditioning:	In Office
Zoning:	GI – General Industrial	Lighting:	T-8
Access to Expressways	I-275 (5 mins/1.6 miles) I-75 (7 mins/2.1 miles)	Outside Security Lighting:	Yes
Year Built:	Original building built in 1956 Added on in 60', 79', 86', and 98'	Windows:	Office and Warehouse
Construction:	Block and Metal	Electrical Service:	600V/480V/240V Available Heavy Amperage
Column Spacing:	Varies	Floor Drains:	Yes
Floor:	Concrete	Gas & Electric:	Duke Energy
Roof:	Multiple, Metal and Rubber	Water & Sewer:	GCWW
Ceiling Height:	12' – 17' under metal roof structure 10' – 12' under rubber roof structure	Auditor's Information:	608-0001-0048-00
Loading Facilities:	1 External Dock (Two 8'x10' OH Doors) 3 Drive-Ins (Two 14'x14', One 12'x14')	Annual Taxes:	\$21,500 (\$0.66/SF)
Ventilation Fans:	Throughout	Available:	Contents Auction March 11 th , 2025
Airlines:	Throughout	Sale Price:	\$2,590,000 (\$77/SF)
Cranes:	Multiple (1/4 ton – 5 ton)	Annual Rental Rate:	\$6.50/SF NNN
		Annual Operating Expenses:	Est. \$0.90/SF (Taxes & Insurance)

PROPERTY PHOTOS



FLOORPLAN



AERIAL

