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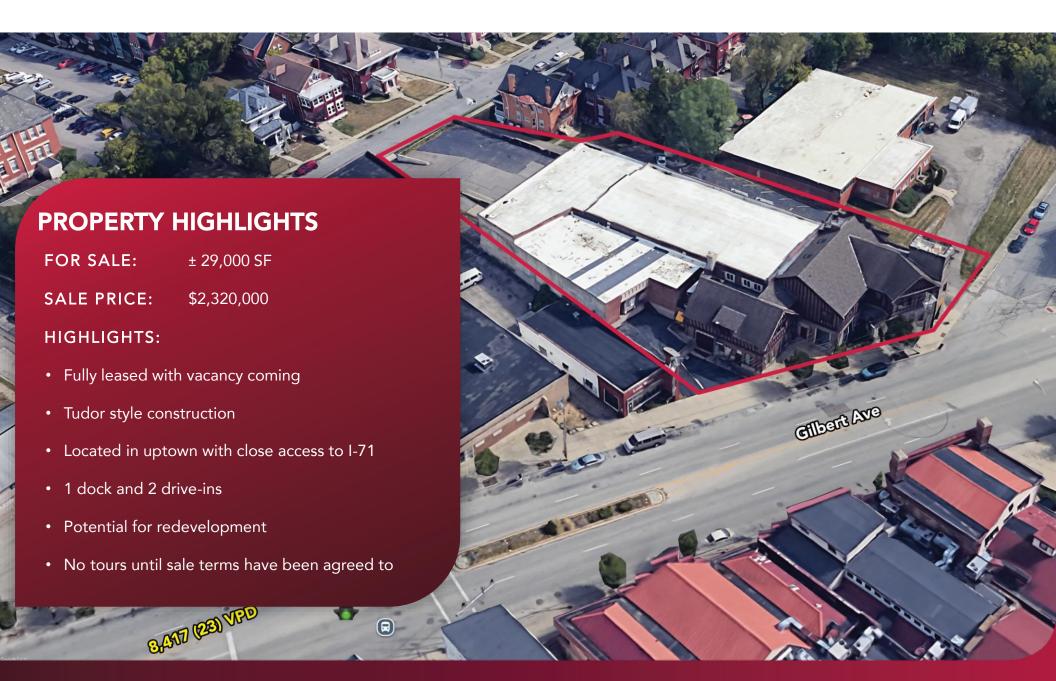


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2230 Gilbert Ave

Cincinnati, OH 45206





FACT SHEET

2230 Gilbert Ave

Location: Walnut Hills, Hamilton County Ventilation Fans: Yes

Total Building Size: \pm 29,000 SF (Auditor 31,671 SF)(2 Levels) **Heating:** Gas heaters and HVAC

Office Size: Est. \pm 5,250 SF (3 tenants) **Air Conditioning:** Office and some warehouse

Warehouse Size: Est. $\pm 23,750$ SF (3 tenants) Parking: ± 20 Spaces + street (not metered)

Divisible: Three tenants (20,000; 6,000; 3,000 SF) **Restrooms:** 4 Total

Total Acreage: 0.922 Acres Sprinkler: Wet

Zoning: T5F (Flex) Lighting: Fluorescent

Access to Expressways I-71 @ Exit 3 (MLK Exit) Outside Security Lighting: Yes

Year Built: 1922 with additions Windows: Throughout

Construction: Masonry, steel, and wood **Electrical Service:** 240V 3 phase

Column Spacing: Varies Water & Sewer: GCWW

Floor: Concrete Parcel #: 069-0002-0003-00; 069-0002-0004-00; 069-0002-0006-00

Roof: Multiple **Annual Taxes:** \$21,801 (\$0.75/SF)(2023)

Ceiling Height: 11' – 13.5' **Availability:** Leases expire in 2026

Loading Facilities: $1 \text{ Dock } (10' \times 12') \\ 2 \text{ Drive-Ins } (10' \times 12' \text{ in rear}) (10' \times 9')$ Sale Price: \$2,320,000 (\pm \$80/SF)

INDUSTRIAL PROPERTY FOR SALE

2230 Gilbert Ave

Cincinnati, OH 45206

10260 Alliance Road, Suite 200



