

INDUSTRIAL PROPERTY FOR SALE

2230 Gilbert Ave

Cincinnati, OH 45206



Paul Schmerge
pschmerge@lee-associates.com
D. 513.588.1107
C. 513.305.5690

Chas Cook
chas.cook@lee-associates.com
D. 513.588.1132
C. 513.884.2665

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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PROPERTY HIGHLIGHTS

FOR SALE: ± 29,000 SF

SALE PRICE: \$2,320,000

HIGHLIGHTS:

- Fully leased with vacancy coming
- Tudor style construction
- Located in uptown with close access to I-71
- 1 dock and 2 drive-ins
- Potential for redevelopment
- No tours until sale terms have been agreed to



FACT SHEET

2230 Gilbert Ave

Location:	Walnut Hills, Hamilton County	Ventilation Fans:	Yes
Total Building Size:	±29,000 SF (Auditor 31,671 SF)(2 Levels)	Heating:	Gas heaters and HVAC
Office Size:	Est. ±5,250 SF (3 tenants)	Air Conditioning:	Office and some warehouse
Warehouse Size:	Est. ±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
Building Dimensions:	Irregular; ±230' front to back	Gas & Electric:	Duke Energy
Column Spacing:	Varies	Water & Sewer:	GCWW
Floor:	Concrete	Parcel #:	069-0002-0003-00; 069-0002-0004-00; 069-0002-0005-00; 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 Dock (10' x 12') 2 Drive-Ins (10' x 12' in rear)(10' x 9')	Sale Price:	\$2,320,000 (±\$80/SF)

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