



1000 & 1005 KIELEY PLACE

CINCINNATI, OH 45217

AVAILABLE FOR SALE OR LEASE

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PROPERTY HIGHLIGHTS

 +/- 64,490 Total SqFt

 [CLICK HERE FOR AERIAL VIDEO](#)

- Located in City of St. Bernard minutes to SR-562 Norwood Lateral, I-71, and I-75. Interstate visibility from SR 562 and I-75
- 1005 Kieley Place – +/- 28,000 SqFt occupied by month-to-month tenants (except for one tenant whose lease goes until July 22, 2026), +/- \$49,000/year gross income. This building is not included in total square footage given building condition. It could be fully or partially torn down for future parking/outdoor storage.
- 1000 Kieley – +/- 9,800 SqFt occupied the The Children’s Theatre through 1/31/2026 paying \$42,839/year and preference would be to renew/stay.
- Recent owner CapEx includes new roof (2020) and drive-in lane + truck court (2021) and Overhead heating warehouse (2014) and HVAC office (2018)
- Sale Price: \$3,860,000 (\$60/SqFt)
- Lease Rate: \$5.95/SqFt NNN

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PROPERTY DETAILS

Address:	1000 Kieley Place - Bldg. 1
Total SqFt:	+/- 64,490
Warehouse SqFt:	+/- 54,350
Office SqFt:	+/- 5,830 (additional 4,645 SqFt 2nd floor + 345 SqFt mezzanine not included in Total SqFt)
Acreage:	5.213 acres
Clear Height:	18'-21'
Year Built:	1970's (estimated)
Type Construction:	Pre-engineered metal/fully insulated
Lighting:	LED's
Column Spacing:	25'x50'
Dock door:	Nine (9); 8 - 8'x10' (3 w/ levelers & 1 w/ EOD) and 1 - 12'x8'
Drive-in door:	Two (2) - 8'x10'
Sprinkler:	Yes; Wet system
Electrical Service:	240-volt, 3-phase, heavy power; amps & total service to be confirmed
Heat:	Natural gas-fired unit heaters & radiant tube heaters
Roof:	2020 replaced - 80-mil TPO rhino-bond metal retrofit system - 20-year warranty
Truck court:	75'-115' with concrete and/or heavy duty asphalt
Parking Lot:	25+ spaces
Restrooms:	Five (5) sets + One (1) single
Assessed Valuation:	\$1,970,440
Annual Property Taxes:	\$54,162
Hamilton County Parcel ID:	582-0003-0001-00

Address:	1005 Kieley Place - Bldg. 2
Total SqFt:	+/- 28,000
Warehouse SqFt:	+/- 27,000
Office SqFt:	+/- 1,000 SqFt
Clear Height:	12'+
Year Built:	Varies
Type Construction:	Pre-engineered metal/quonset hut
Lighting:	Varies
Column Spacing:	Varies
Dock door:	None
Drive-in door:	Five (5)
Sprinkler:	None
Electrical Service:	240V/3-phase
Heat:	Natural gas-fired unit heaters
Roof:	Metal and rubber membrane

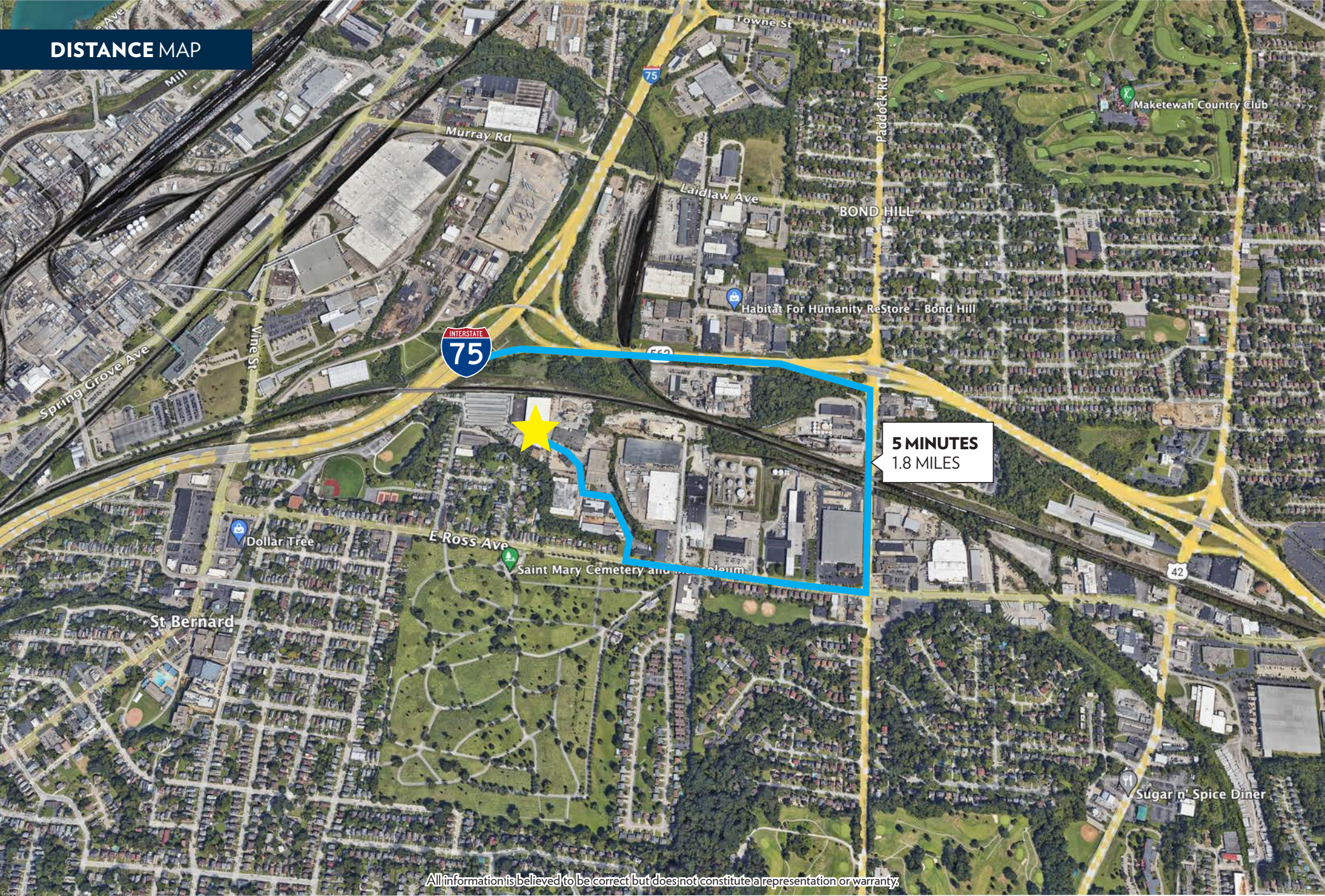
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DISTANCE MAP



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PARCEL OUTLINE



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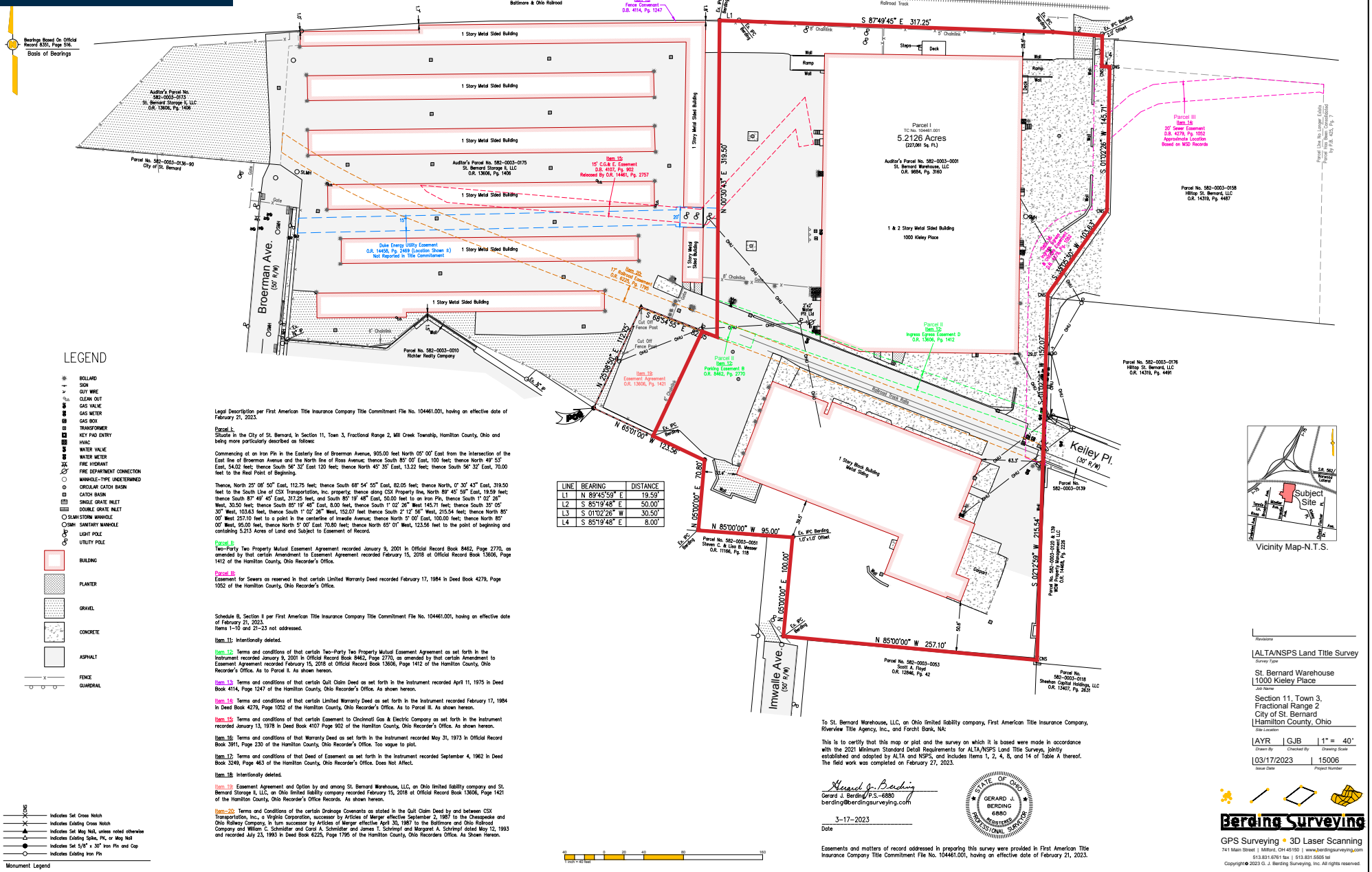
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SITE PLAN



LEGEND

- ⊙ BOLLARD
 - SIGN
 - GUY WIRE
 - CLEAN OUT
 - GAS VALVE
 - GAS METER
 - GAS BOX
 - TRANSFORMER
 - KEY PAD ENTRY
 - HVAE
 - WATER VALVE
 - WATER METER
 - FIRE HYDRANT
 - FIRE DEPARTMENT CONNECTION
 - MANHOLE-TYPE UNDERGROUND
 - CIRCULAR CATCH BASIN
 - CATCH BASIN
 - SINKS GRATE INLET
 - DOUBLE GRATE INLET
 - SUMP/STONE MANHOLE
 - SWASTERY MANHOLE
 - LIGHT POLE
 - UTILITY POLE
-
- BUILDING
 - PLANTER
 - GRAVEL
 - CONCRETE
 - ASPHALT
 - FENCE
 - GUARDRAIL
-
- Indicates Set Cross Hatch
 - Indicates Existing Cross Hatch
 - Indicates Set May Nail, unless noted otherwise
 - Indicates Existing Spike, Pin, or May Nail
 - Indicates Set 5/8" x 3/8" Iron Pin and Cap
 - Indicates Existing Iron Pin

Legal Description per First American Title Insurance Company Title Commitment File No. 104461.001, having an effective date of February 21, 2023.

Parcel 1: Situate in the City of St. Bernard, in Section 11, Town 3, Fractional Range 2, Mill Creek Township, Hamilton County, Ohio and being more particularly described as follows:

Commencing at an iron pin in the Eastern line of Broerman Avenue, 905.00 feet North 05° 00' East from the intersection of the East line of Broerman Avenue and the North line of Rose Avenue; thence South 85° 00' East, 100 feet; thence North 49° 51' East, 54.02 feet; thence South 56° 32' East 120 feet; thence North 45° 35' East, 13.22 feet; thence South 56° 32' East, 70.00 feet to the Real Point of Beginning.

Thence, North 25° 05' 50" East, 112.75 feet; thence South 68° 54' 55" East, 82.05 feet; thence North 0° 30' 43" East, 319.50 feet to the South line of CSX Transportation, Inc. property; thence along CSX Property line, North 88° 45' 50" East, 18.98 feet; thence South 87° 49' 45" East, 317.25 feet; and South 85° 19' 48" East, 50.00 feet to an iron pin; thence South 1° 02' 28" West, 30.50 feet; thence South 85° 19' 48" East, 5.00 feet; thence South 1° 02' 28" West 145.71 feet; thence South 35° 05' 30" West, 103.63 feet; thence South 1° 02' 28" West, 52.07 feet; thence South 2° 12' 58" West, 215.54 feet; thence North 85° 00' West 257.10 feet to a point in the centerline of Inwalle Avenue; thence North 5° 00' East, 100.00 feet; thence North 85° 00' West, 95.00 feet; thence North 5° 00' East 70.80 feet; thence North 85° 00' West, 123.56 feet to the point of beginning and containing 5.213 Acres of Land and Subject to Easement of Record.

Parcel 2: Two-Party Two Property Mutual Easement Agreement recorded January 9, 2001 in Official Record Book 8462, Page 2770, as amended by that certain Amendment to Easement Agreement recorded February 15, 2018 in Official Record Book 13606, Page 1412 of the Hamilton County, Ohio Recorder's Office.

Parcel 3: Easement by Sewers as reserved in that certain Limited Warranty Deed recorded February 17, 1984 in Deed Book 4279, Page 1052 of the Hamilton County, Ohio Recorder's Office.

Schedule B, Section 8 per First American Title Insurance Company Title Commitment File No. 104461.001, having an effective date of February 21, 2023.

Item 11: Intentionally deleted.

Item 12: Terms and conditions of that certain Two-Party Two Property Mutual Easement Agreement as set forth in the instrument recorded January 9, 2001 in Official Record Book 8462, Page 2770, as amended by that certain Amendment to Easement Agreement recorded February 15, 2018 in Official Record Book 13606, Page 1412 of the Hamilton County, Ohio Recorder's Office. As to Parcel 1. As shown hereon.

Item 13: Terms and conditions of that certain Quit Claim Deed as set forth in the instrument recorded April 11, 1975 in Deed Book 4114, Page 1247 of the Hamilton County, Ohio Recorder's Office. As shown hereon.

Item 14: Terms and conditions of that certain Limited Warranty Deed as set forth in the instrument recorded February 17, 1984 in Deed Book 4279, Page 1052 of the Hamilton County, Ohio Recorder's Office. As to Parcel 2. As shown hereon.

Item 15: Terms and conditions of that certain Easement to Cincinnati Gas & Electric Company as set forth in the instrument recorded January 13, 1978 in Deed Book 4107 Page 902 of the Hamilton County, Ohio Recorder's Office. As shown hereon.

Item 16: Terms and conditions of that Warranty Deed as set forth in the instrument recorded May 31, 1973 in Official Record Book 3911, Page 230 of the Hamilton County, Ohio Recorder's Office. Too vague to plot.

Item 17: Terms and conditions of that Deed of Easement as set forth in the instrument recorded September 4, 1962 in Deed Book 3249, Page 463 of the Hamilton County, Ohio Recorder's Office. Does Not Affect.

Item 18: Intentionally deleted.

Item 19: Easement Agreement and Option by and among St. Bernard Warehouse, LLC, an Ohio limited liability company and St. Bernard Storage 1, LLC, an Ohio limited liability company recorded February 15, 2018 in Official Record Book 13606, Page 1421 of the Hamilton County, Ohio Recorder's Office. As shown hereon.

Item 20: Terms and Conditions of the certain Drainage Covenants as stated in the Quit Claim Deed by and between CSX Transportation, Inc., a Virginia Corporation, successor by Articles of Merger effective September 2, 1987 to the Chesapeake and Ohio Railway Company, its then successor by Articles of Merger effective April 30, 1987 to the Baltimore and Ohio Railroad Company and William C. Schneider and Carol A. Schneider and James T. Schirring and Margaret A. Schirring dated May 12, 1993 and recorded July 23, 1993 in Deed Book 6225, Page 1795 of the Hamilton County, Ohio Recorder's Office. As Shown Hereon.

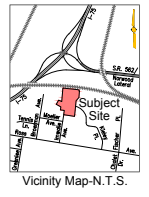
To St. Bernard Warehouse, LLC, an Ohio limited liability company, First American Title Insurance Company, Riverview Title Agency, Inc., and Fort Bank, NA

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 4, 6, and 14 of Table A thereof. The field work was completed on February 27, 2023.

Gerard J. Berding
Gerard J. Berding, P.S. - 6880
berding@berdingsurveying.com

3-17-2023
Date

Easements and matters of record addressed in preparing this survey were provided in First American Title Insurance Company Title Commitment File No. 104461.001, having an effective date of February 21, 2023.



ALTA/NSPS Land Title Survey
Survey Type
St. Bernard Warehouse
1000 Kieley Place
Section 11, Town 3,
Fractional Range 2
City of St. Bernard
Hamilton County, Ohio
Site Location

AYR | GJB | 1" = 40'
Drawn By | Checked By | Drawing Scale
03/17/2023 | 15006
Issue Date | Project Number

Berding Surveying
GPS Surveying • 3D Laser Scanning
741 Main Street | Millard, OH 45150 | www.berdingsurveying.com
513.813.6761 Fax | 513.833.0565
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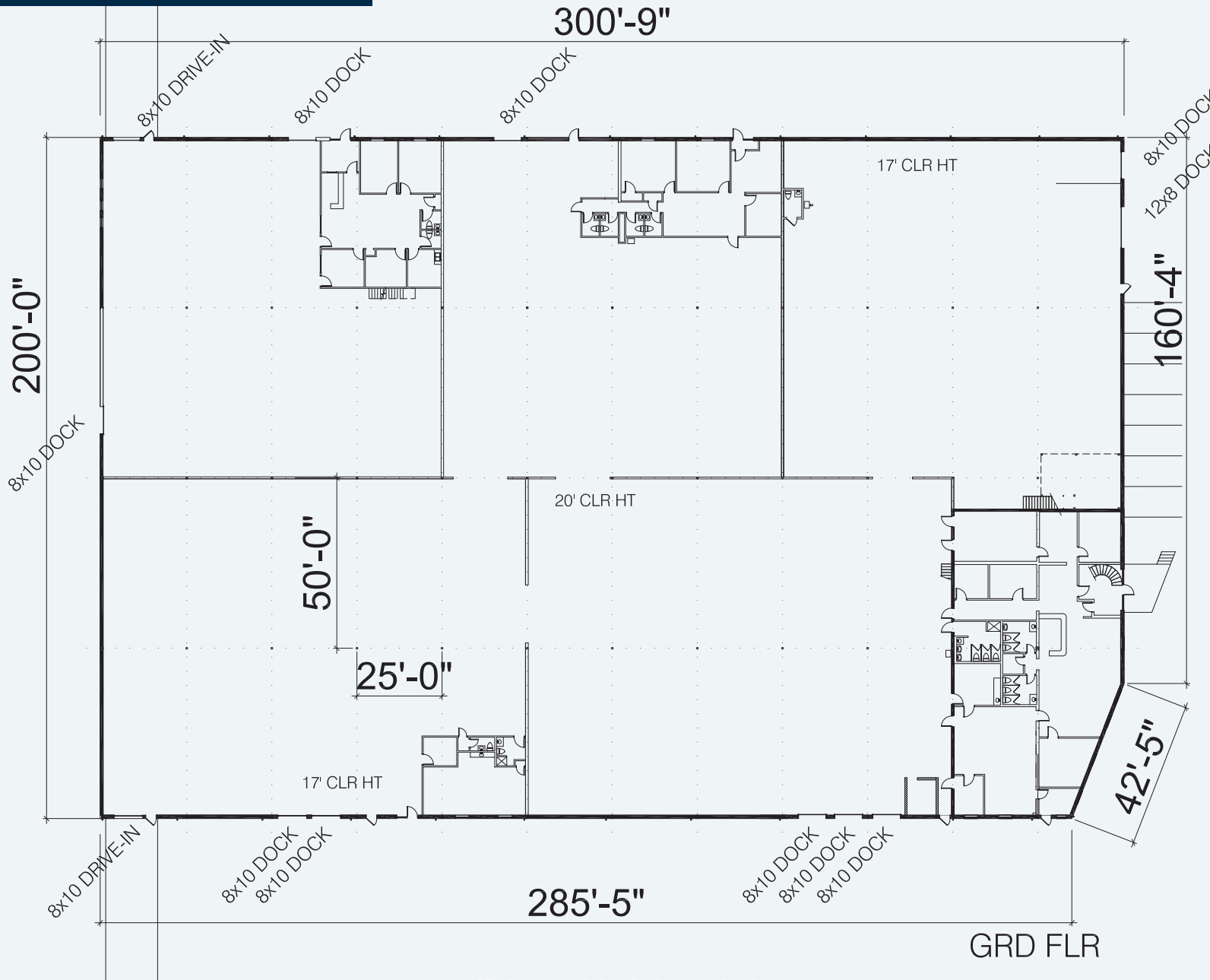
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1000 KIELEY FLOOR PLAN

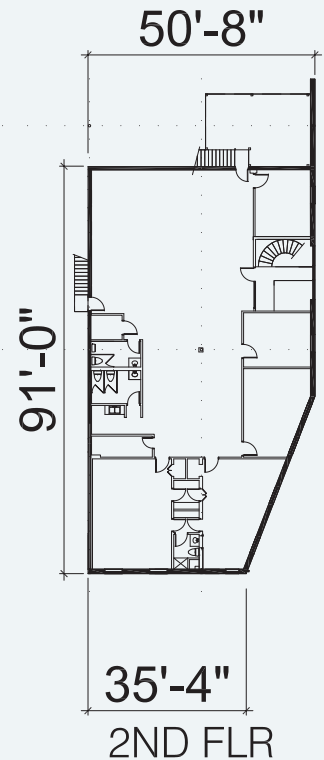


DRAWING ISSUED FOR MARKETING PURPOSES ONLY. ALL CALCULATIONS ARE APPROXIMATE.

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 ST. BERNARD, OH 45217



OFFICE	5,830 SF
WHSE	54,015 SF
GRD FLR	59,845 SF
OFFICE	4,300 SF
MEZZ	345 SF
2ND FLR	4,645 SF
GRD FLR	59,845 SF
2ND FLR	4,645 SF
TOTAL	64,490 SF



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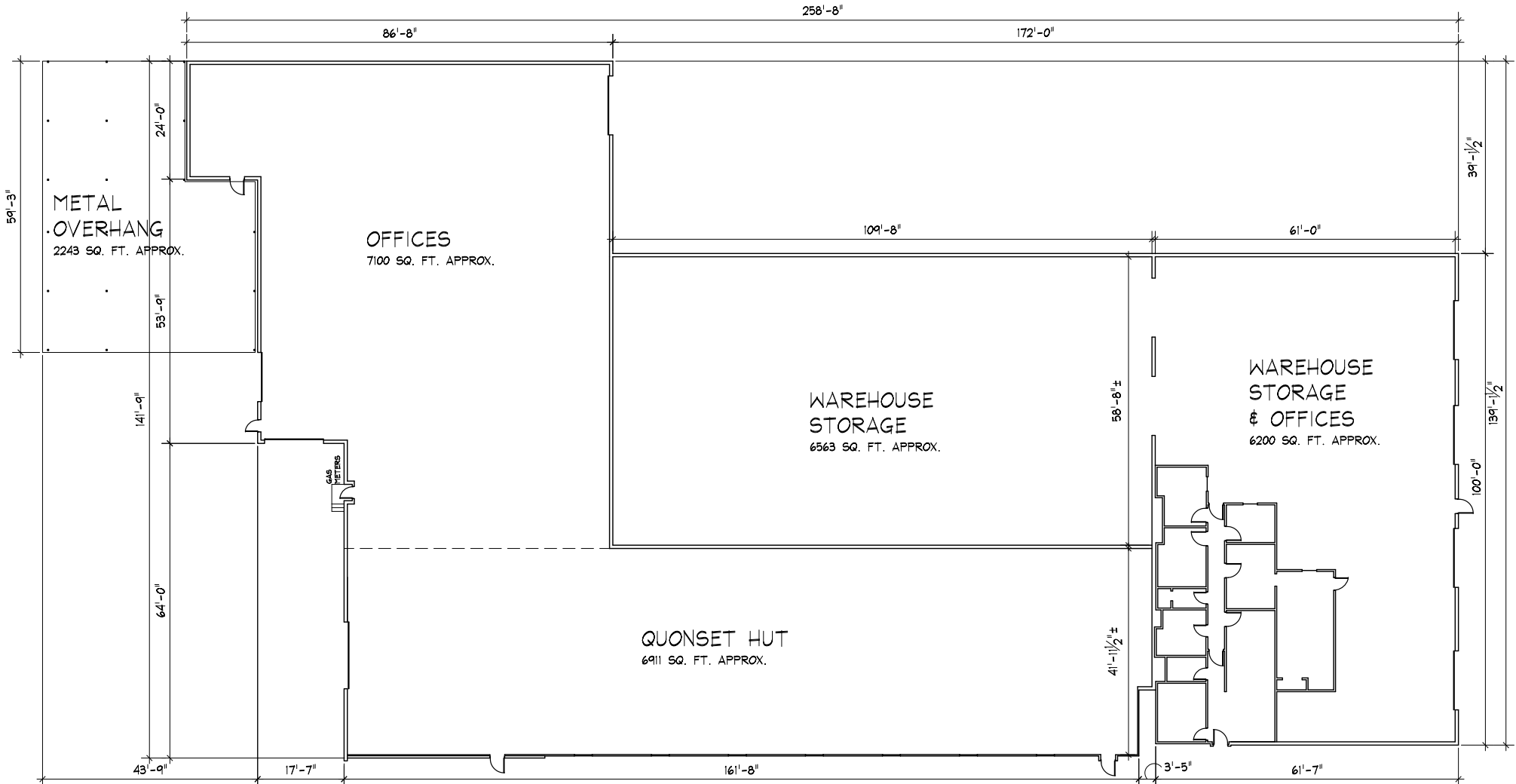
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1005 KIELEY FLOOR PLAN



BUILDING TOTAL
 29,017 SQ. FT. APPROX.

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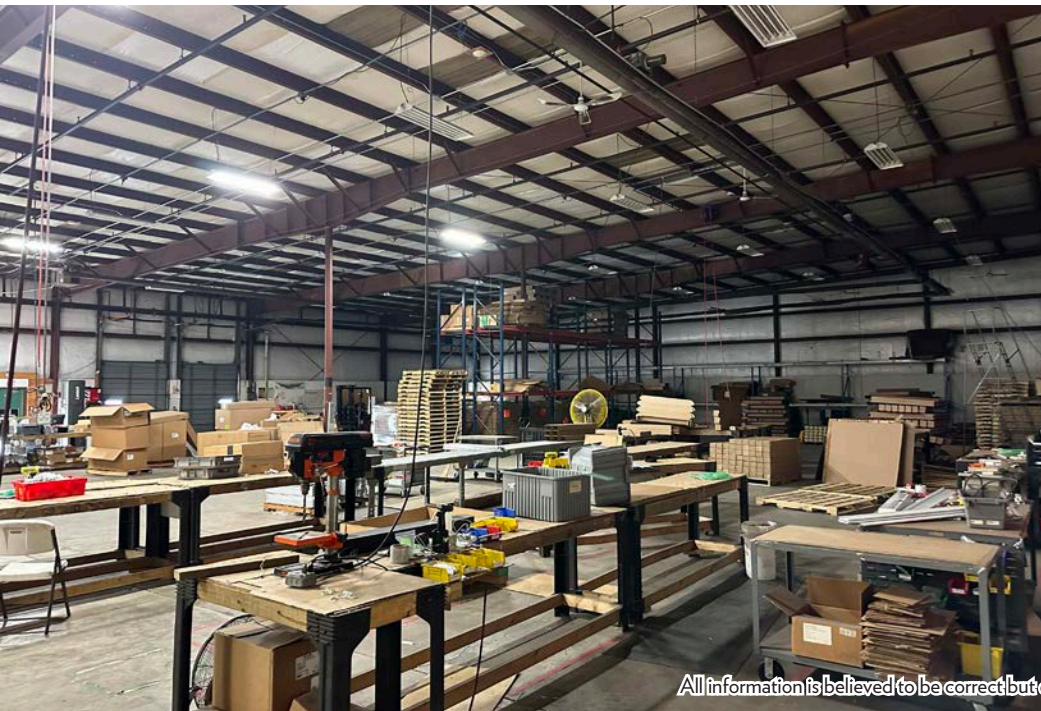


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