

# INDUSTRIAL MANUFACTURING SPACE CINCINNATI OH

2181 Grand Ave Cincinnati, OH 45214



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2181 Grand Ave, Cincinnati, OH 45214

## INDUSTRIAL PROPERTY FOR SALE OR FOR LEASE



**SALE PRICE** **\$2,699,000**

### OFFERING SUMMARY

Available SF:

Lot Size: 4.62 Acres

Building Size: 67,976 SF

Zoning: SF-4

Price / SF: \$39.71

### HIGH LEVEL OVERVIEW

Explore the potential of this remarkable industrial property located in the vibrant Cincinnati area. Spanning 67,976 square feet and zoned SF-4, the building offers ample space and flexibility to suit a range of industrial, warehouse, or distribution needs. Boasting a strategic location within the thriving city, this property presents an exceptional opportunity for investors seeking to establish or expand their presence in the area. With its prime positioning and generous square footage, this property is poised to meet the demands of a dynamic industrial market. Take advantage of this premier investment opportunity in the heart of Cincinnati's industrial landscape.

### DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	170	820	2,912
Total Population	399	1,939	7,412
Average HH Income	\$43,358	\$39,286	\$41,201

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### LOCATION DESCRIPTION

Discover the potential of Cincinnati, a prime location for Industrial/Warehouse/Distribution investors. Positioned in an area known for its logistical advantages, the property offers proximity to major transportation routes and distribution hubs. The vibrant city of Cincinnati boasts a rich industrial history and a thriving economy, making it an ideal location for industrial real estate investment. Within close reach, investors will find key points of interest such as the Cincinnati/Northern Kentucky International Airport, Port of Greater Cincinnati Development Authority, and major highways like I-75 and I-71. Take advantage of the strategic positioning and countless opportunities available in this dynamic and diverse region.

### LOCATION DETAILS

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County	Hamilton
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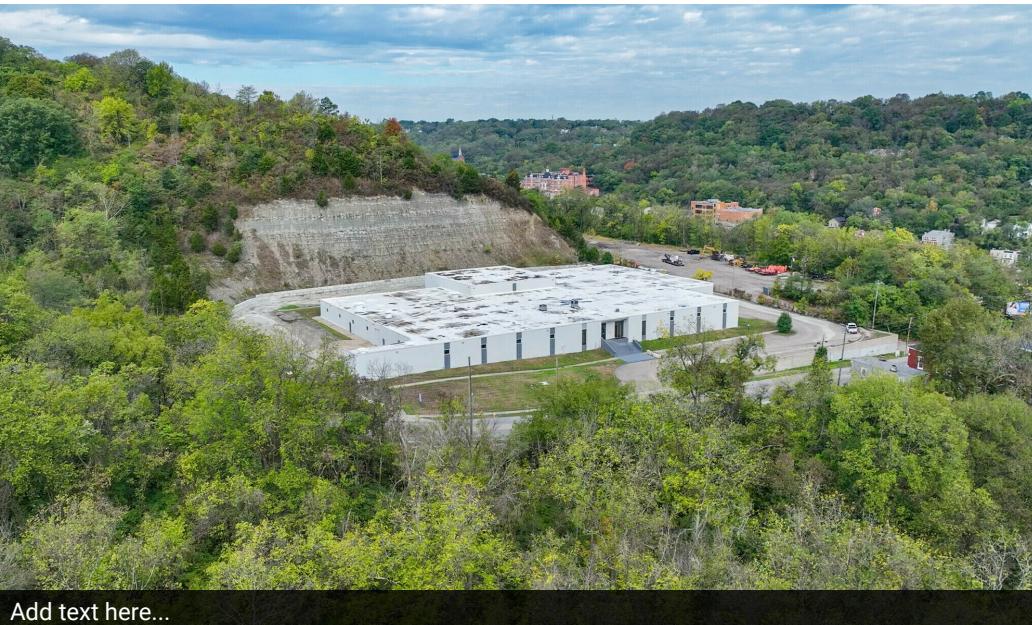
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### PROPERTY HIGHLIGHTS

- Impressive 67,976-SF industrial building efficiently built-out with office and warehouse space located over a 4.62-acre lot close to downtown.
- Sought-after acquisition ideally positioned asset in the consistently growing Central/Midtown submarket seeing significant rent increases annually.
- Optimally located 15 miles from the CVG Airport, the 6th largest cargo airport in North America, which handled 2.1 million tons of cargo in 2023.
- Accessibly positioned about 1 mile from major thoroughfare I-75 and five minutes from the I-75 and 71 interchange providing connectivity through Ohio.
- Upgraded in 2024 with renewed building specs including a new roof overlayment, an updated wet sprinkler system, and completely remodeled offices.



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# LOCATION INFORMATION

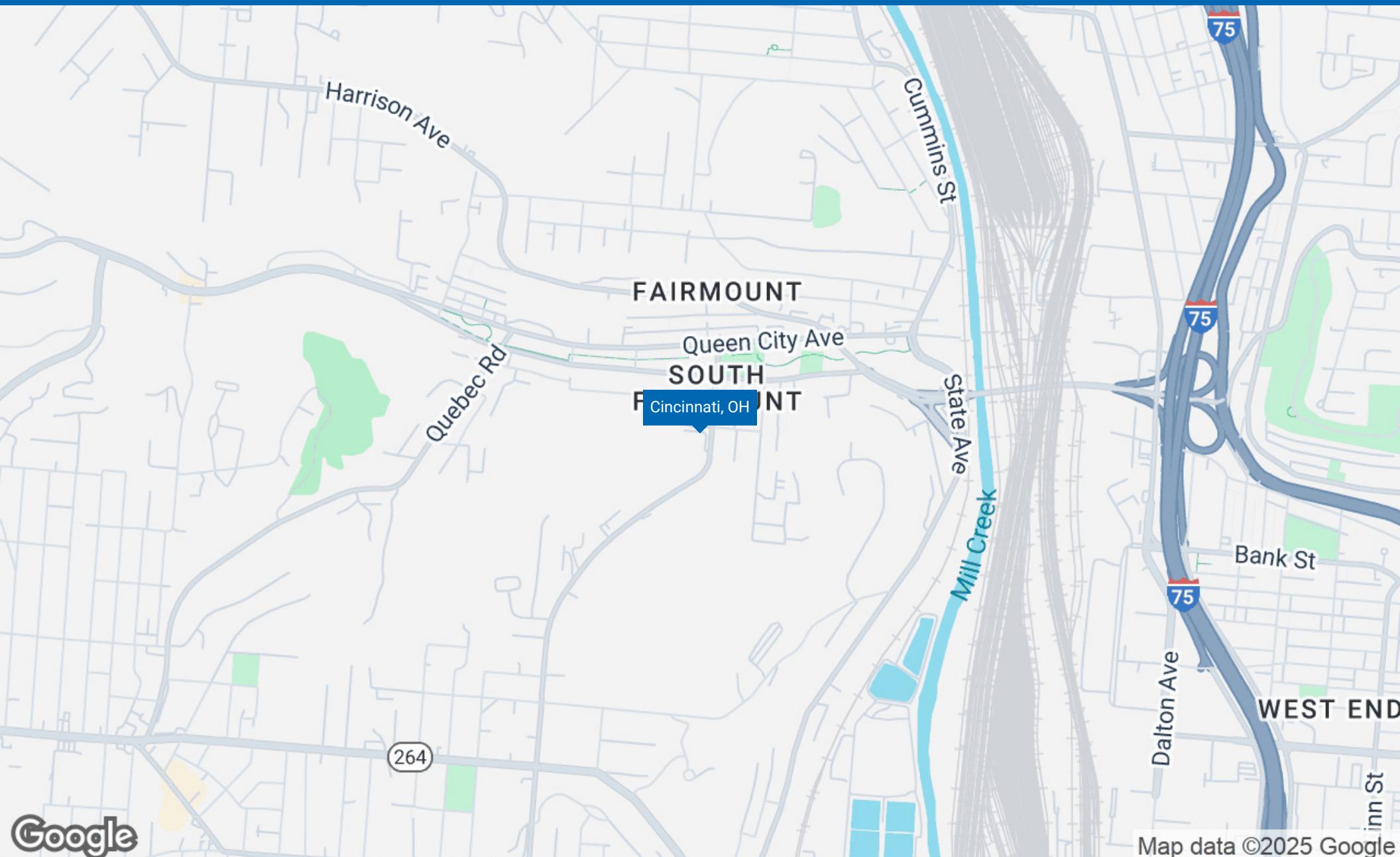
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## SECTION 1

# INDUSTRIAL MANUFACTURING SPACE CINCINNATI OH

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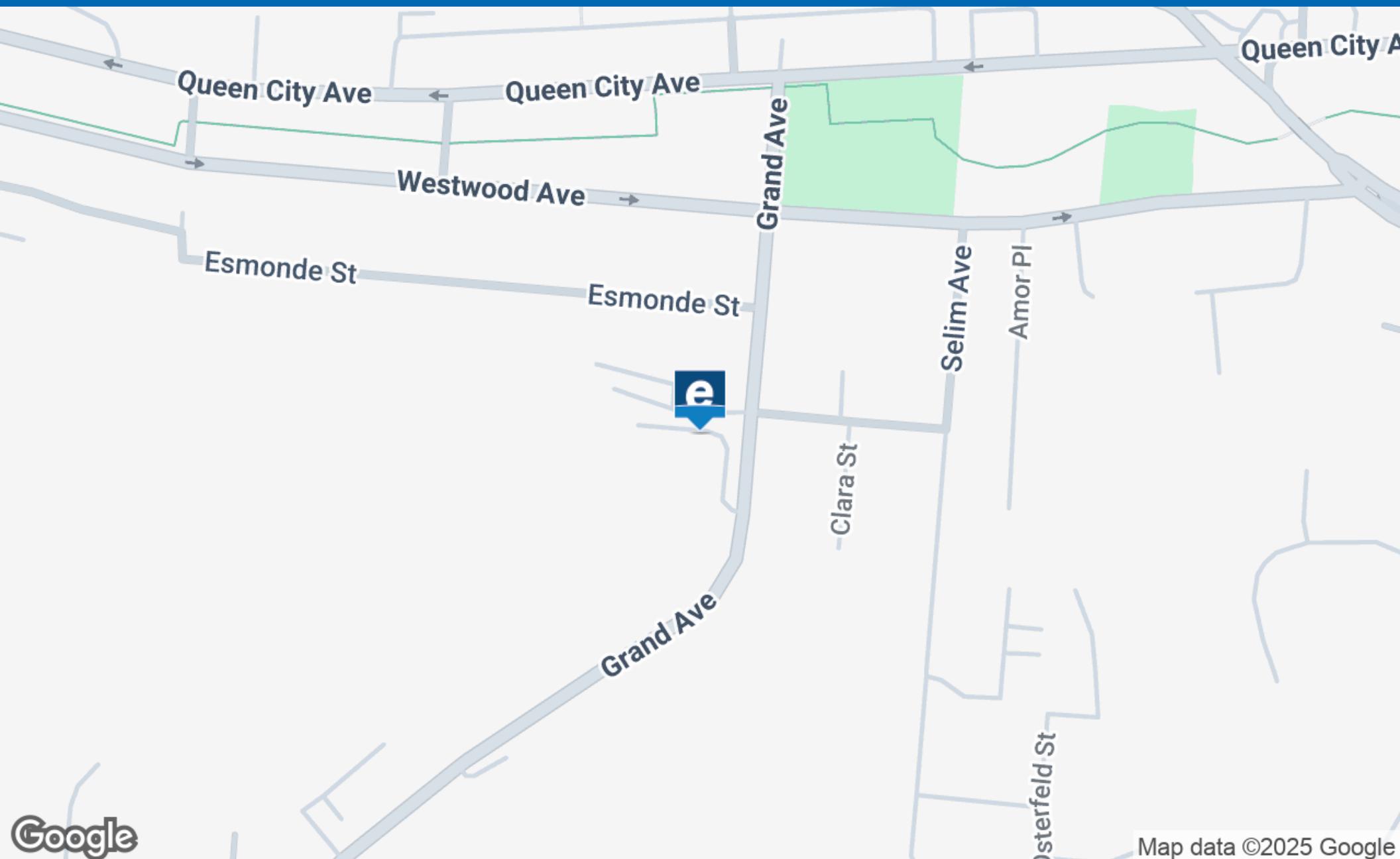
INDUSTRIAL PROPERTY FOR SALE



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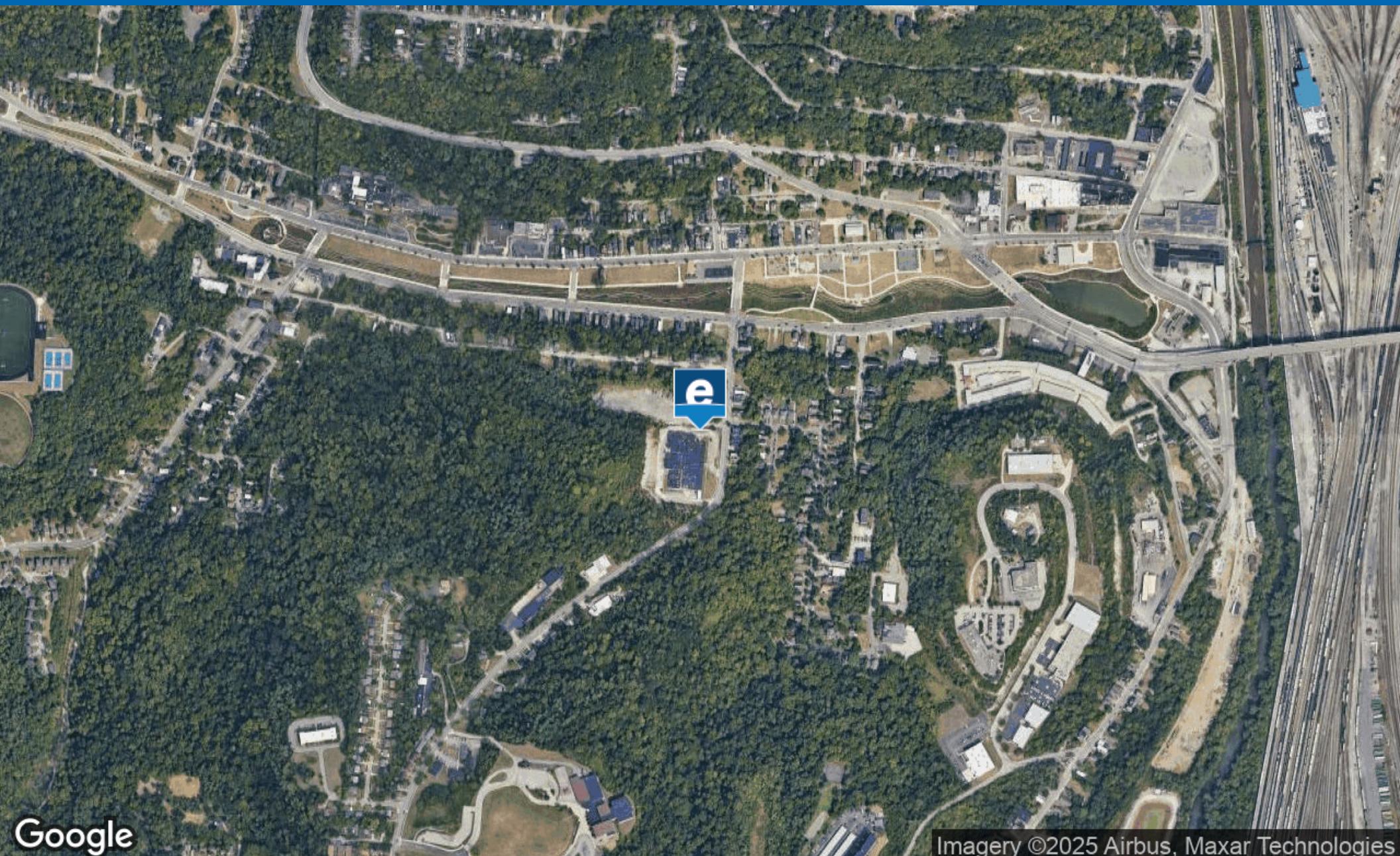


Map data ©2025 Google

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Google

Imagery ©2025 Airbus, Maxar Technologies



# DEMOGRAPHICS

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## SECTION 2

# INDUSTRIAL MANUFACTURING SPACE CINCINNATI OH

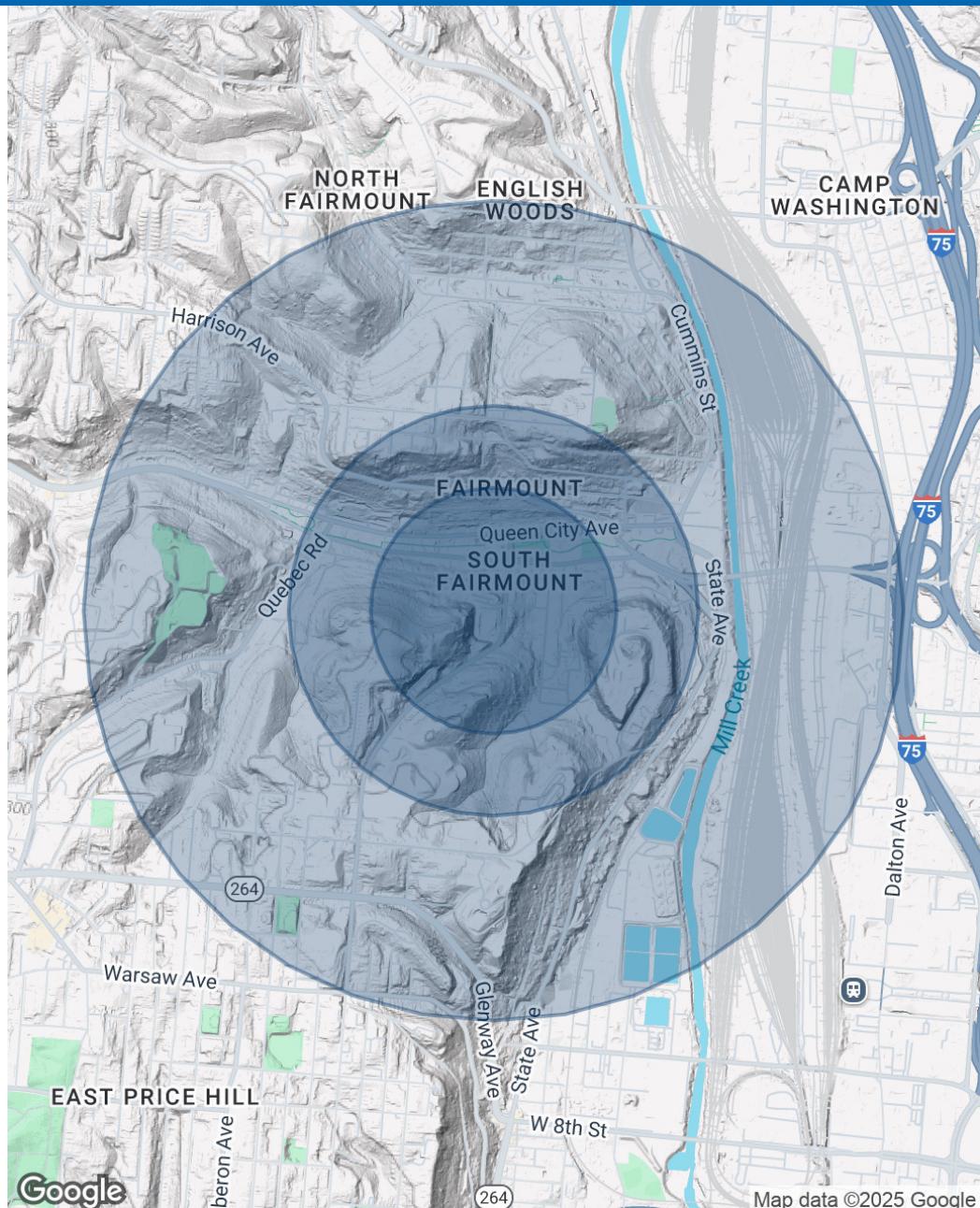
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## INDUSTRIAL PROPERTY FOR SALE OR FOR LEASE

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	399	1,939	7,412
Average Age	36	36	35
Average Age (Male)	36	36	35
Average Age (Female)	36	36	34

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	170	820	2,912
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$43,358	\$39,286	\$41,201
Average House Value	\$94,966	\$101,162	\$119,251

Demographics data derived from AlphaMap





# ADVISOR BIOS

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## SECTION 3

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