

# 78,905 SF FOR LEASE

**COLD STORAGE & FOOD PROCESSING**

3011 STANTON AVENUE

**CINCINNATI, OH**





3011  
STANTON

PARCEL NUMBERS

065-0002-0062-00  
065-0002-0066-00

065-0002-0076-00  
065-0002-0078-00

065-0002-0079-00  
065-0002-0114-00

070-0001-0088-00  
070-0001-0097-00

070-0001-0101-00  
070-0001-0104-00

070-0001-0109-00

3011 STANTON AVENUE

# BUILDING SPECS

BUILDING (SQ. FT.)

±78,905

AUTO PARKING

84

LAND (ACRES)

±4.09

DOCKS

12

CLEAR HEIGHT

10' - 23.5'

FLOORS

2

SPRINKLER SYSTEM

Wet

FREIGHT ELEVATOR

6,000 LB CAP.

POWER

1,400a 3P 277/480V

## ZONING

**ML** - MANUFACTURING LIMITED DISTRICT

Permissive zoning allows light manufacturing and assembly, warehousing and storage, research and development, contractor offices and yards, food and beverage processing, and printing and publishing.

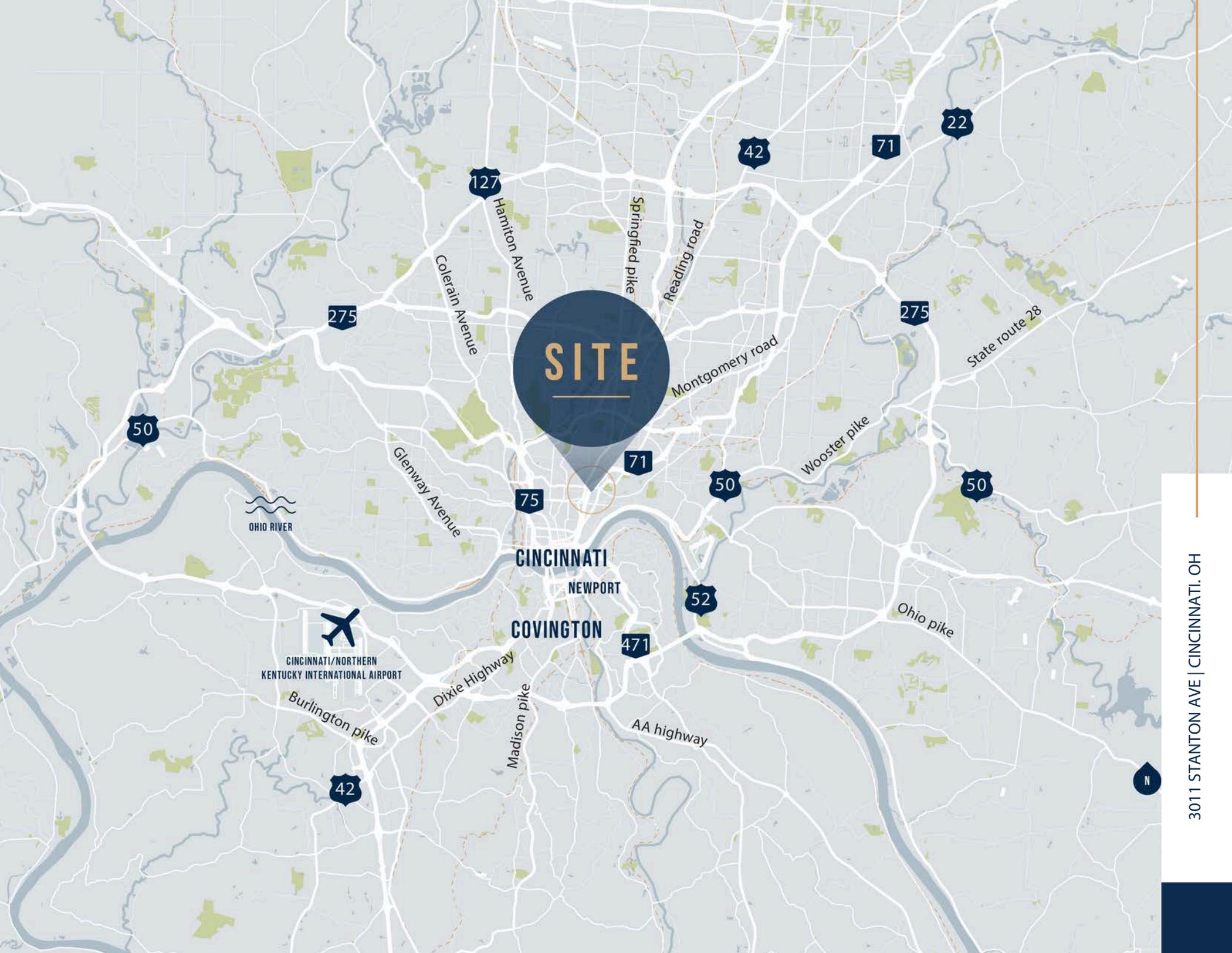
- ✓ WAREHOUSING
- ✓ DISTRIBUTION
- ✓ MANUFACTURING
- ✓ MINI STORAGE +
- ✓ MANY OTHER USES



485 DE COU 3011 STANTON AVE







**SITE**

3011 STANTON AVE

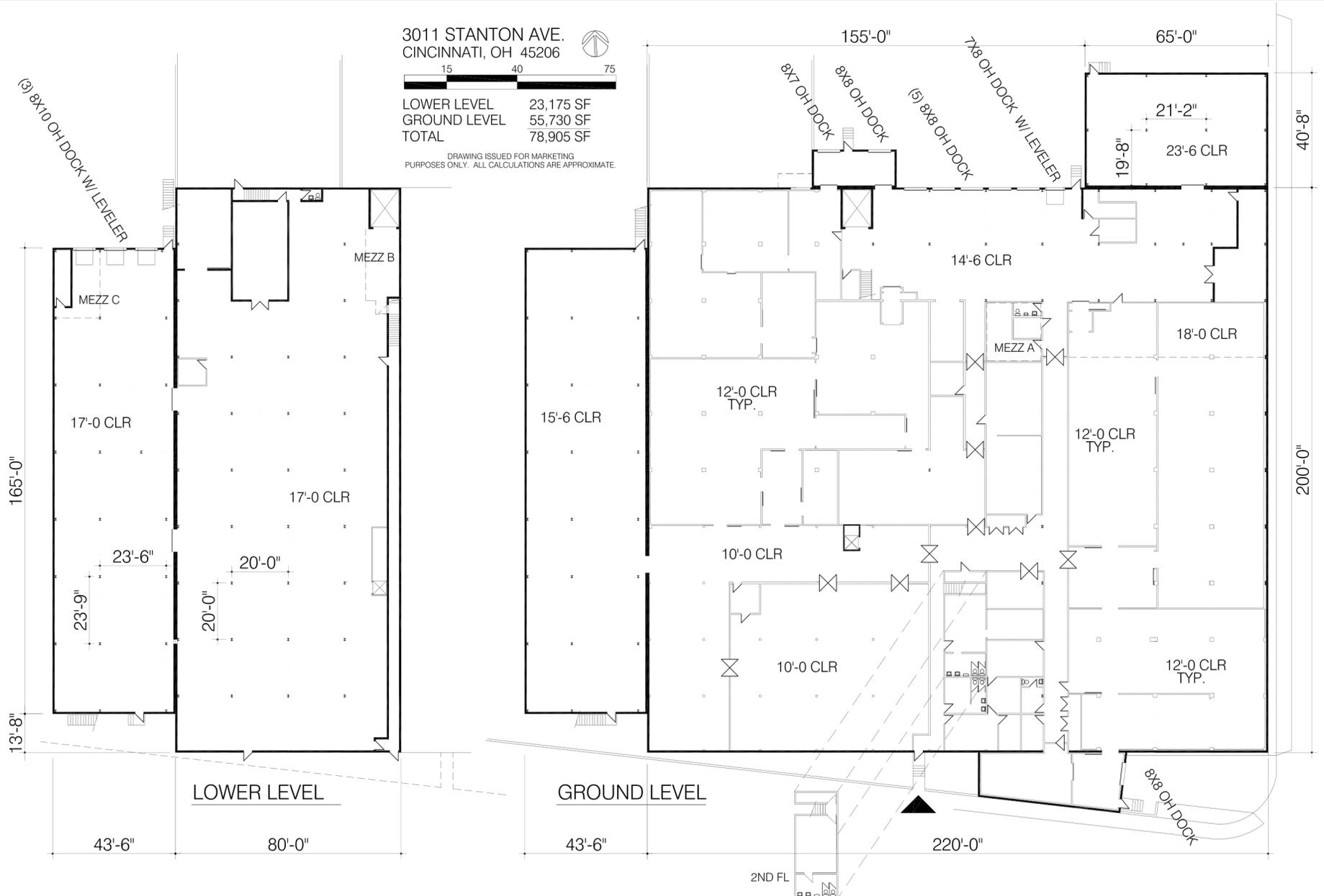
# SPACE PLAN

3011 STANTON AVE.  
CINCINNATI, OH 45206

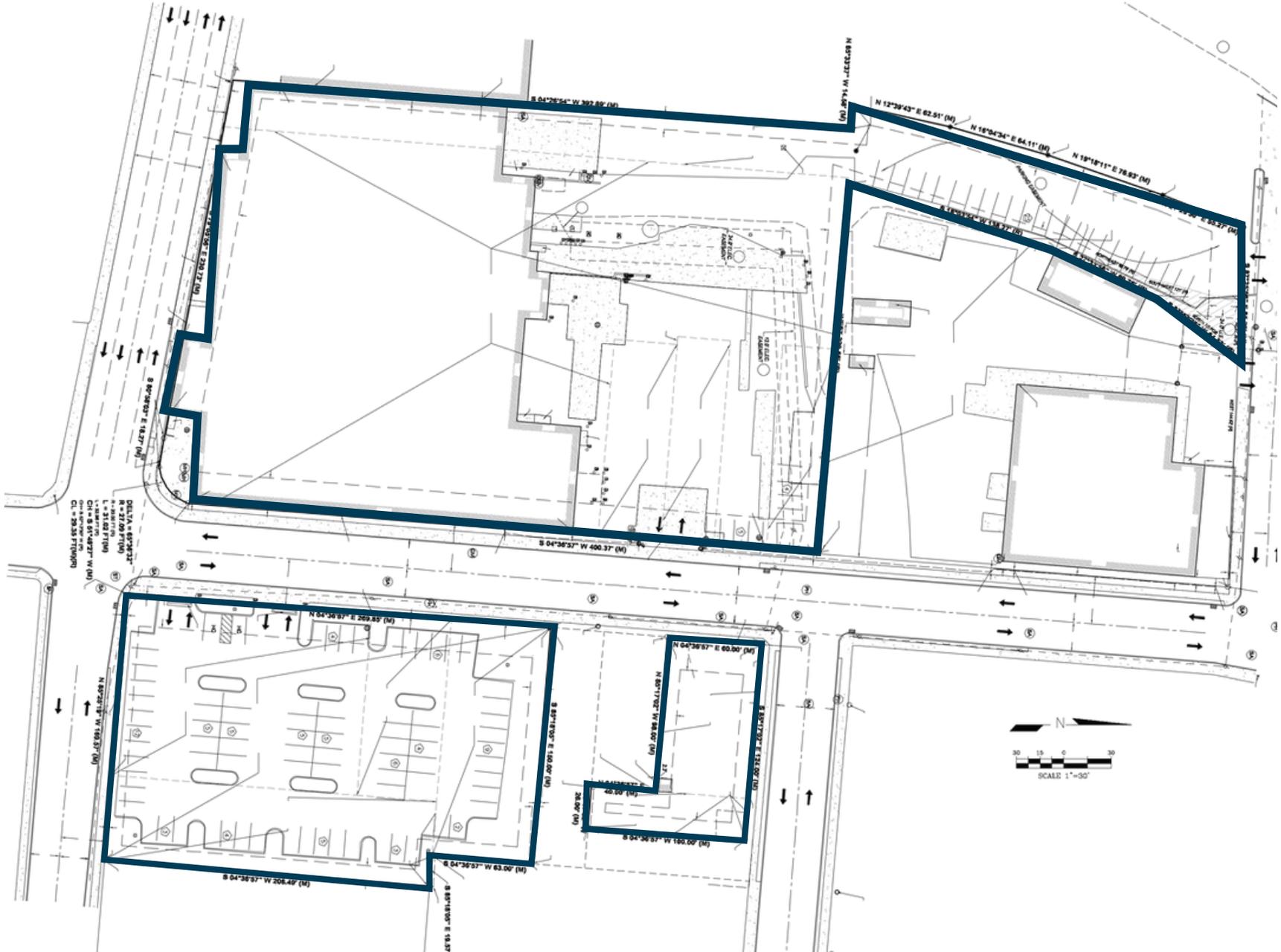


LOWER LEVEL	23,175 SF
GROUND LEVEL	55,730 SF
TOTAL	78,905 SF

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



# 3011 STANTON AVE SITE PLAN



LOCATION

# CINCINNATI

Located in Cincinnati's Walnut Hills industrial corridor, 3011 Stanton Avenue is a ±78,905 SF mission-critical facility featuring dock-high loading, secure fencing, and extensive cold storage infrastructure. Positioned on ±4.06 acres with close proximity to I-71, the site offers seamless access to downtown, major distribution routes, and labor pools. Ideal for logistics, food processing, or cold storage users, the property sits in a high-demand infill location with long-term upside potential.

NEARBY TENANTS



STRATEGIC MIDWEST ACCESS

DAYTON, OH

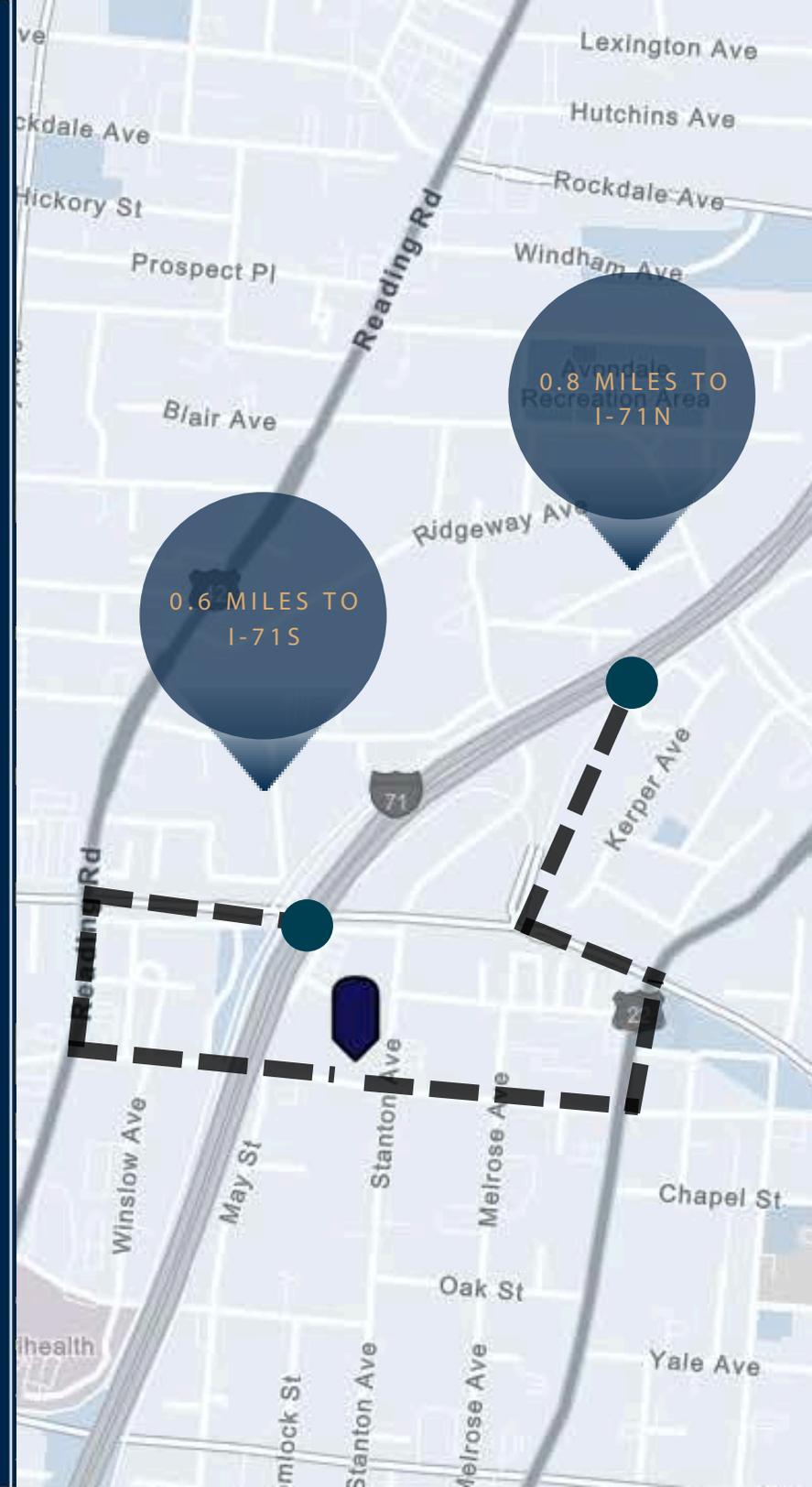
49 Mi.

COLUMBUS, OH

110 Mi.

INDIANAPOLIS, IN

110 Mi.



# CONTACT US

## MARK VOLKMAN

mark.volkman@jll.com  
+1 513 226 2076

## BRIAN LEONARD

brian.leonard@jll.com  
+1 513 257 5653



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©20XX Jones Lang LaSalle IP, Inc. All rights reserved.