

1951 STATE AVE. CINCINNATI, OH 45204

AVAILABLE FOR SALE



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PROPERTY HIGHLIGHTS



12,490 Total SqFt

- Located in City of Cincinnati minutes to I-75 and Central Cincinnati Business District
- Zoning: City of Cincinnati – MG Manufacturing General
- Five (5) buildings with drive-in/grade level loading totaling 12,490 SqFt on 7.792 acres
- Approximately 3-acres of pavement with ability for expansion
- Property is fenced and gated entry along State Ave.
- Former recycling facility
- Sale Price: \$1,195,000 (\$95/SqFt) or \$153,362 per acre.
- Available for immediate occupancy upon sale

INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | SQFTCOMMERCIAL.COM

1951 STATE AVE. CINCINNATI, OH

PROPERTY DETAILS

| | |
|--------------------|--|
| Total SqFt: | 12,490 SqFt in five (5) buildings (11,770 SqFt warehouse / 720 SqFt office) on 7.792 acres |
| Building 1: | 3,200 SqFt (building footprint) – Two story storage building (former office) at front entry |
| Building 2: | Demolished |
| Building 3: | 3,300 SqFt – Drive-thru warehouse storage building with 14'-16' ceiling heights and four (4) 12'x12' drive-in doors (drive-thru bays) with multiple garage doors for exterior side loading on perimeter. LED lights with single phase electric service. No heat or sprinkler system. |
| Building 4: | 3,220 SqFt – Warehouse storage building with 14'-16' ceiling heights and multiple garage door for exterior side loading on perimeter. LED lights with single phase electric service. No heat or sprinkler system. |

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| Building 5: | 5,520 SqFt – Storage warehouse with one (1) 14'x14' drive-in door and 14'-16' ceiling heights. Fluorescent lights with single phase electric service. No heat or sprinkler system. |
| Building 6: | 720 – Office – Permanent trailer including restroom with MSD public sewer. Former truck scale has been removed. |
| Total Acreage: | 7.792 acres |
| Assessed valuation: | \$475,200 (\$38/SqFt) |
| Annual property taxes: | \$13,981 (\$1.12/SqFt) |
| Hamilton County Parcel ID: | 169-0004-0108-00 |
| Hamilton County Parcel ID Link: | https://wedge.hcauditor.org/view/re/1690004010800/2022/summary |

PARCEL OUTLINE



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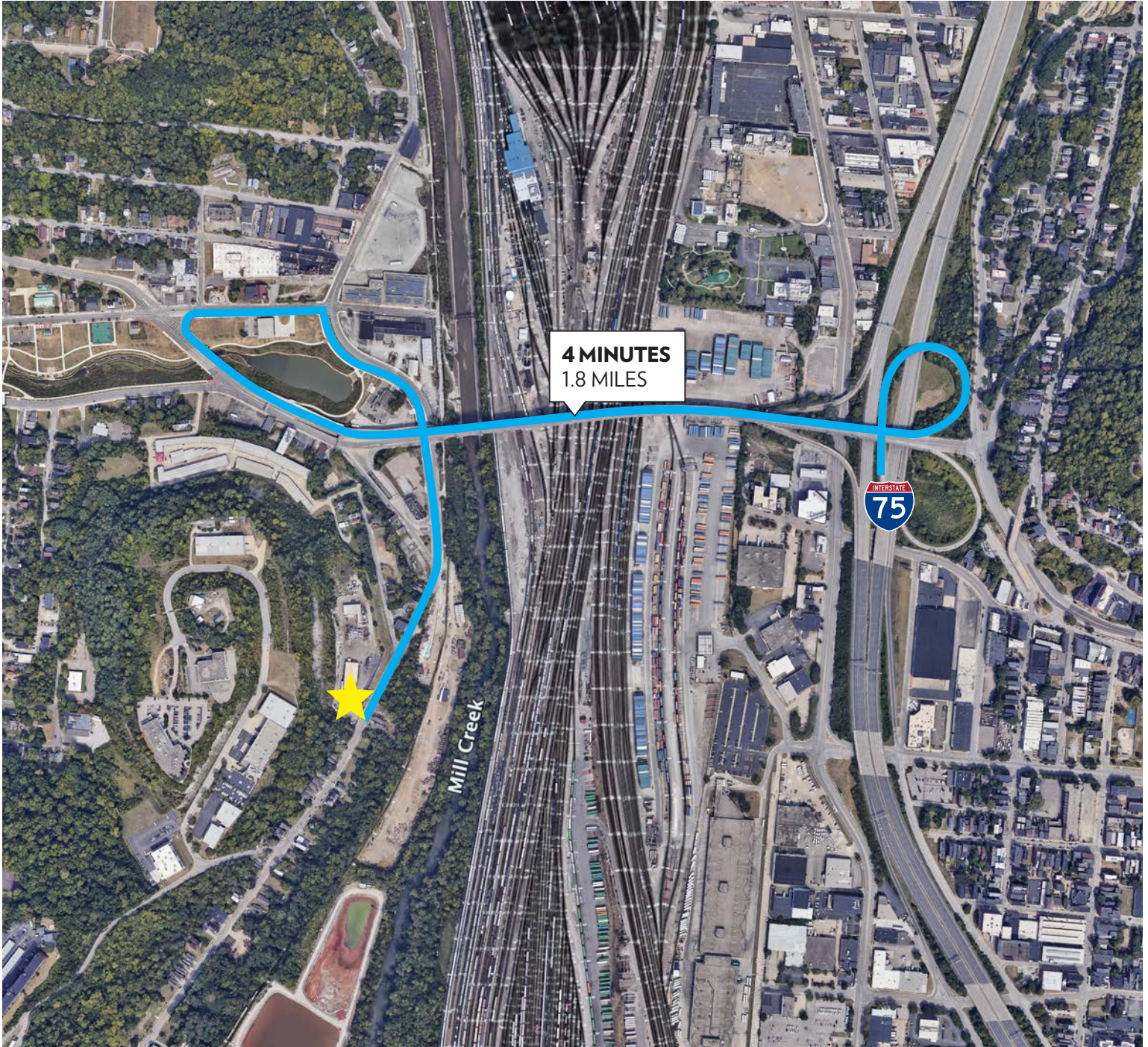
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DISTANCE MAP



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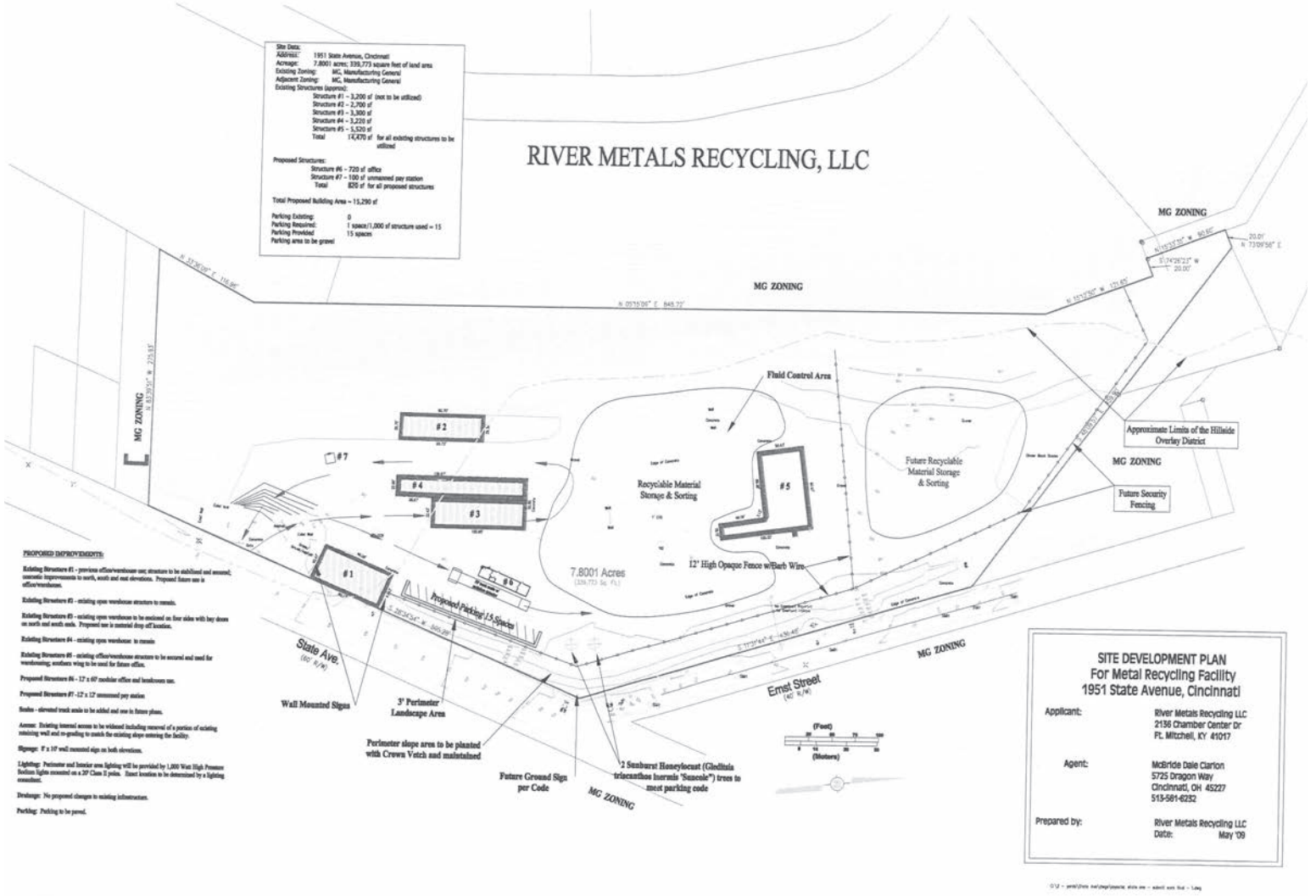
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FLOOR PLAN



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PROPERTY PHOTOS



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