

INDUSTRIAL PROPERTY FOR LEASE

# 1034

## Hulbert Avenue

Cincinnati, OH 45214

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**Astonish**  
Commercial Real Estate Services

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## PROPERTY DESCRIPTION

This multi-floor warehouse near Downtown Cincinnati, OTR and all major highways provided potential users the perfect location for their needs.

## PROPERTY HIGHLIGHTS

- \$3.00 - \$5.00/SF NNN
- 10,000 - 51,568 SF +/-
- 17'4" - 18'4" Clear
- Opportunity for billboard signage
- Undergoing facade, window and entrance way renovations
- Available immediately

## Offering Summary

|                       |                           |
|-----------------------|---------------------------|
| <b>Lease Rate:</b>    | \$3.00 - 5.00 SF/yr (NNN) |
| <b>Available SF:</b>  | 2,500 - 13,856 SF         |
| <b>Lot Size:</b>      | 0.97 Acres                |
| <b>Building Size:</b> | 98,114 SF                 |

| Spaces              | Lease Rate   | Space Size        |
|---------------------|--------------|-------------------|
| <b>Basement</b>     | \$3.00 SF/yr | 2,500 - 13,856 SF |
| <b>First Floor</b>  | \$5.00 SF/yr | 5,000 - 10,000 SF |
| <b>Fourth Floor</b> | \$5.00 SF/yr | 2,500 - 13,856 SF |
| <b>Fifth Floor</b>  | \$5.00 SF/yr | 2,500 - 13,856 SF |

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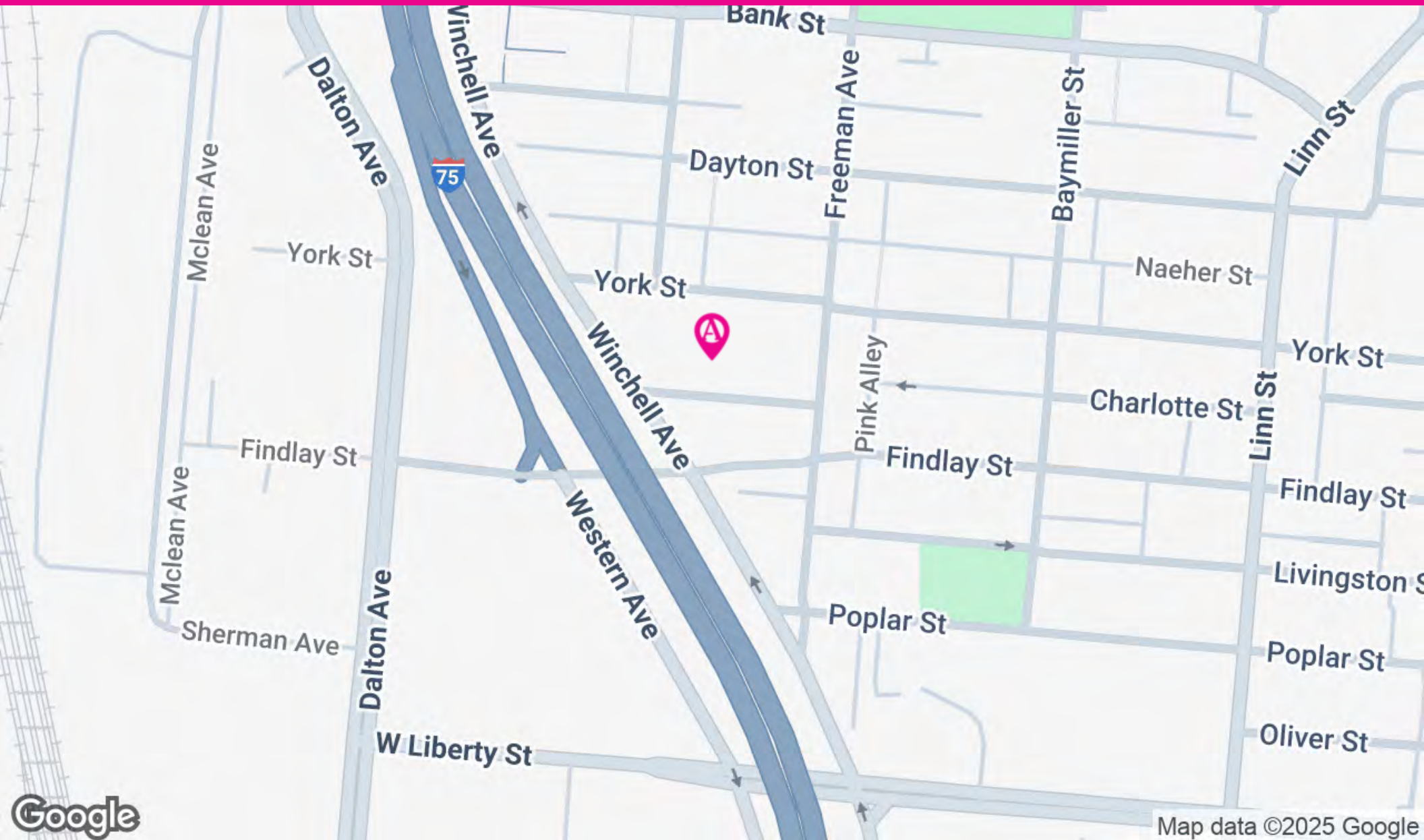
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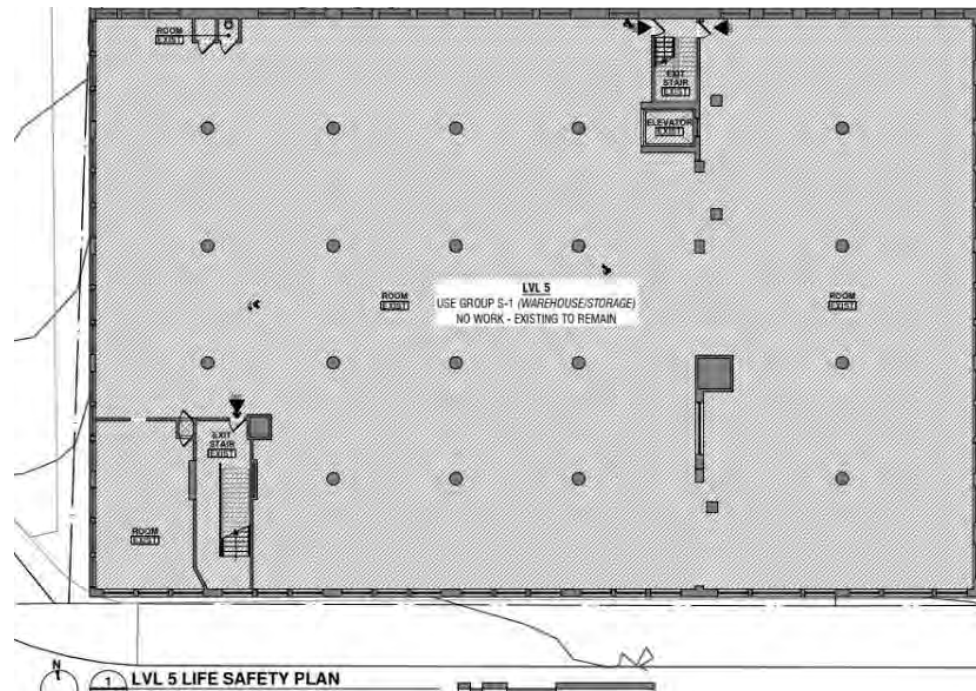
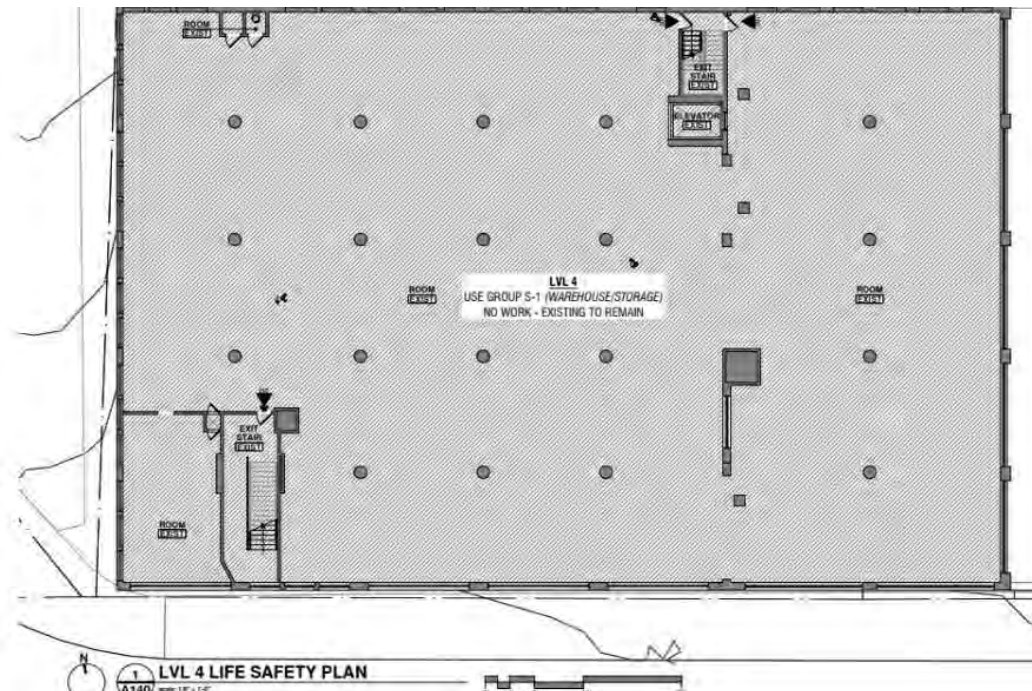
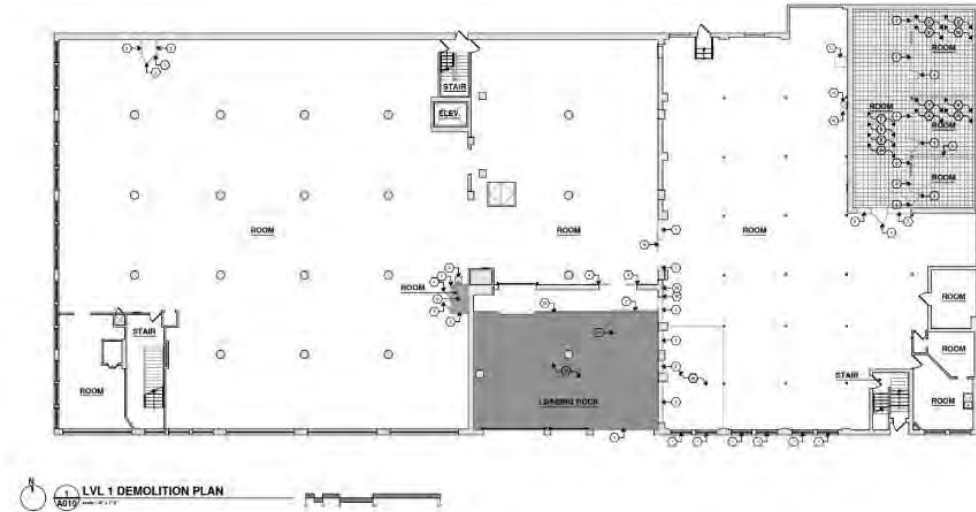
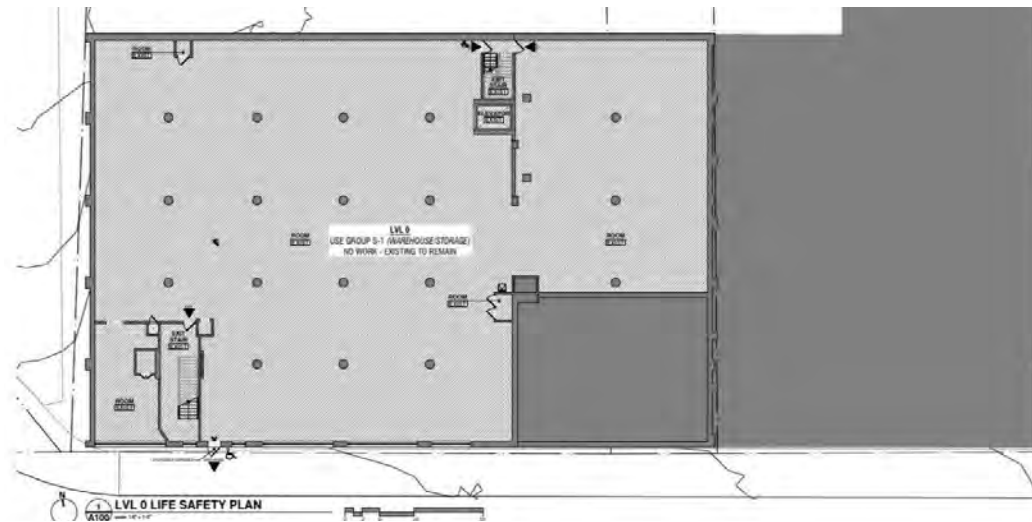
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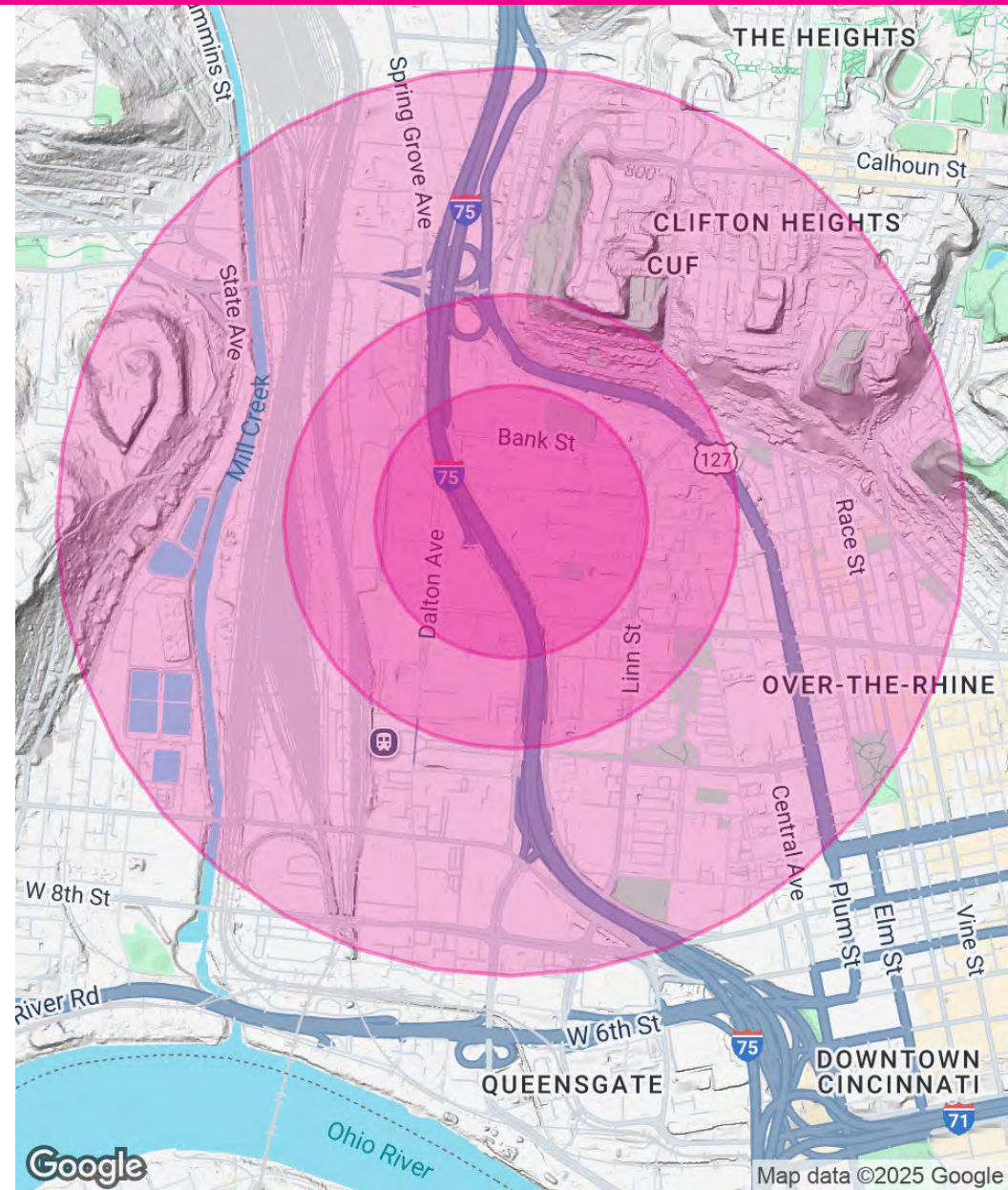
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| Population           | 0.3 Miles | 0.5 Miles | 1 Mile |
|----------------------|-----------|-----------|--------|
| Total Population     | 749       | 4,213     | 16,055 |
| Average Age          | 37        | 35        | 33     |
| Average Age (Male)   | 36        | 34        | 32     |
| Average Age (Female) | 37        | 36        | 33     |

| Households & Income | 0.3 Miles | 0.5 Miles | 1 Mile    |
|---------------------|-----------|-----------|-----------|
| Total Households    | 363       | 1,951     | 7,107     |
| # of Persons per HH | 2.1       | 2.2       | 2.3       |
| Average HH Income   | \$28,468  | \$41,198  | \$61,434  |
| Average House Value | \$678,351 | \$420,395 | \$355,246 |

Demographics data derived from AlphaMap



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# FOR MORE INFORMATION:



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