

INDUSTRIAL PROPERTY FOR LEASE
1101 2ND AVENUE, SUITE 1
Dayton, KY 41074



Paul Schmerge
pschmerge@lee-associates.com
D. 513.588.1107
C. 513.305.5690

Chas Cook
chas.cook@lee-associates.com
D. 513.588.1132
C. 513.884.2665

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

INDUSTRIAL PROPERTY FOR LEASE

1101 2ND AVENUE

Dayton, KY 41074

SPACE AVAILABLE: ± 5,104 - 7,100 SF

RENTAL RATE: \$8.50/SF Modified Gross

PROPERTY HIGHLIGHTS:

- ± 1,140 SF office space
- ± 1/3 acre of fenced outside storage
- 1 external dock with EOD leveler
- 2 drive-in doors
- Heavy power to building
- In close proximity to I-471 and Cincinnati CBD



FACT SHEET

1101 2nd AVENUE, SUITE 1

Location: Campbell County, KY	Ventilation Fans: Yes
Available Space: ± 5,104 - 7,100 SF	Heating: Gas unit heaters
Office Size: ± 1,140 SF	Parking: Street & fenced lot
Warehouse Size: ± 5,960 SF	Restrooms: One (1)
Divisible: No	Sprinkler: Wet
Total Building Size: 34,900 SF	Air Conditioning: Office only
Total Land: 1.43 Acres	Lighting: Halide
Zoning: I-1 (Industrial One Zone)	Outside Security Lighting: Yes
Access to Expressways: I-471 (2.2 miles/8 min drive)	Windows: Office only
Year Built: 1970	Electrical Service: 240V 3 phase Heavy power running to building
Construction: Block & metal	Gas & Electric: Duke Gas is tab metered Electric is paid on a prorate share
Column Spacing: None	Water & Sewer: Included in gross rate
Floor: Concrete	Auditor's Information: 999-99-33-873.00
Roof: Pitched metal	Available: Immediately
Ceiling Height: 11'6" – 17'	Annual Operating Expenses: Included in rate
Loading Facilities: 1 external dock w/ EOD leveler 2 drive-in doors (10' x 10')(12' x 12')	Annual Rental Rate: \$8.50/SF modified gross

INDUSTRIAL PROPERTY FOR LEASE

1101 2ND AVENUE, SUITE 1

Dayton, KY 41074



