



LIGHT MANUFACTURING · 7,150 SF · 2 STRUCTURES · CINCINNATI 45223

ADJACENT TO I-75 & I-74

1225

STRENG STREET

CINCINNATI, OHIO 45223

LIST PRICE
\$550,000

7,150 SF TOTAL BUILDING	0.25 AC SITE AREA	LIGHT MFG LAND USE	1965 YEARBUILT
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PROPERTY SPECIFICATIONS

Parcel ID	191-0034-0006-00
Structure 1	6,240 +/- SF · Built 1965
Structure 2	910 +/- SF · Built 1950
Lot Size	79 x 142.66 IRR
Site Area	0.250 Acres
Annual Tax	\$5,375.60
Tax District	CINTI CORP-CINTI CSD

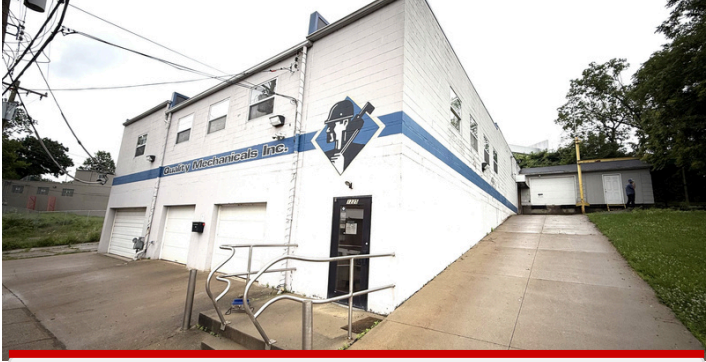
LOCATION HIGHLIGHTS

- **Adjacent to I-75 & Hwy 127**
Interchange ramps immediately adjacent — exceptional access and visibility with ~98,000+ VPD on I-75
- **Office + Industrial Flex Layout**
2,558 SF office paired with 3,681 SF light manufacturing floor — ideal for a wide range of industrial or commercial tenants
- **Two Structures on Quarter-Acre**
Main 6,240 SF building (1965) plus secondary 910 SF structure (1950)
- **Ludlow Ave & Clifton Corridor**
One block from Ludlow Ave retail strip and Cincinnati State campus with active residential and commercial development
3 miles from downtown Cincinnati



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STRUCTURE 1

6,240 SF · Built 1965

LAND USE **Light Manufacturing** **6,240 SF** BUILDING SF

Parcel ID	191-0034-0006-00
Land Use	340 — Light Manufacturing
Year Built	1965
Total SF	6,240 +/- SF
Lot Dimensions	79 x 142.66 IRR
Site Area	0.250 Acres
Asphalt	On-site parking area
Construction	Masonry / Brick
Condition	Functional — ready for use

7,150 SF

COMBINED BUILDING SF



STRUCTURE 2

910 SF · Built 1950

LAND USE **Secondary Structure** **910 SF** BUILDING SF

Parcel ID	191-0034-0006-00 (same)
Land Use	Accessory / Secondary Bldg.
Year Built	1950
Total SF	910 SF
Use	Storage / Accessory
Construction	Frame
Location	On same 0.25-AC parcel
Access	Shared lot with Structure 1
Combined SF	7,150 +/- SF total

0.250 AC

TOTAL SITE AREA

1229 STRENG STREET

CINCINNATI OH 45223

\$550,000



AREA CONTEXT

- **Interstate 75**
- Direct on-ramp adjacency
- **Cincinnati State**
- Technical college campus
- immediately adjacent
- **Northside Community Access**

Adjacent to Northside Neighborhood District

KEY FIGURES

7,150 SF

TOTALBLDGSF

2

STRUCTURES

0.25 AC

SITEAREA

I-75 ADJ

HWYACCESS



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