

Industrial Property For Sale

Industrial Manufacturing Space Cincinnati OH

2181 Grand Ave, Cincinnati, OH 45214



OFFERING SUMMARY

Sale Price: \$3,459,000

Available SF:

Lot Size: 4.62 Acres

Building Size: 67,976 SF

Zoning: SF-4

Price / SF: \$50.89

PROPERTY OVERVIEW

Explore the potential of this remarkable industrial property located in the vibrant Cincinnati area. Spanning 67,976 square feet and zoned SF-4, the building offers ample space and flexibility to suit a range of industrial, warehouse, or distribution needs. Boasting a strategic location within the thriving city, this property presents an exceptional opportunity for investors seeking to establish or expand their presence in the area. With its prime positioning and generous square footage, this property is poised to meet the demands of a dynamic industrial market. Take advantage of this premier investment opportunity in the heart of Cincinnati's industrial landscape.

PROPERTY HIGHLIGHTS

- Impressive 67,976-SF industrial building efficiently built-out with office and warehouse space located over a 4.62-acre lot close to downtown.
- Sought-after acquisition ideally positioned asset in the consistently growing Central/Midtown submarket seeing significant rent increases annually.
- Optimally located 15 miles from the CVG Airport, the 6th largest cargo airport in North America, which handled 2.1 million tons of cargo in 2023.
- Accessibly positioned about 1 mile from major thoroughfare I-75 and five minutes from the I-75 and 71 interchange providing connectivity through Ohio.
- Upgraded in 2024 with renewed building specs including a new roof overlayment, an updated wet sprinkler system, and completely remodeled offices.

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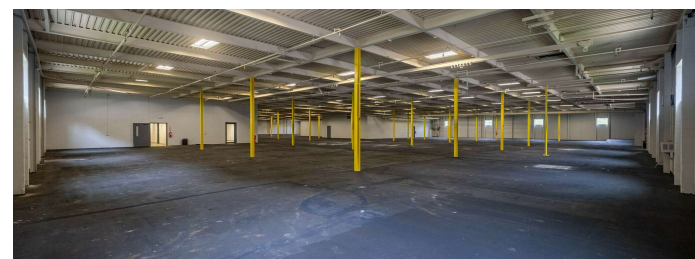
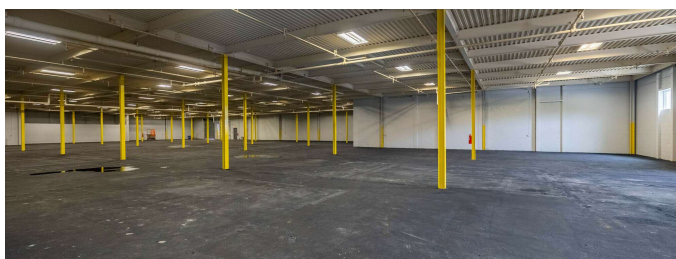
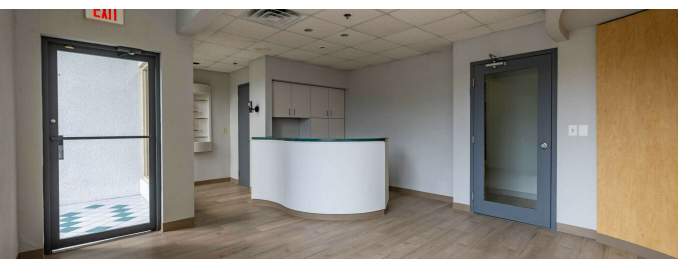
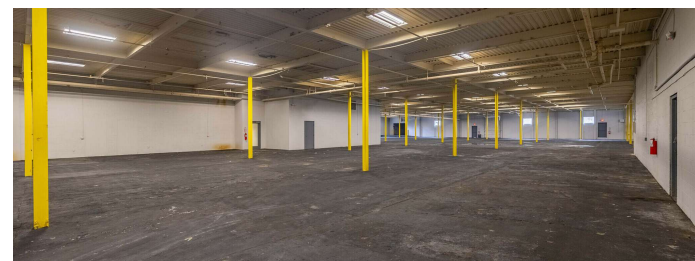
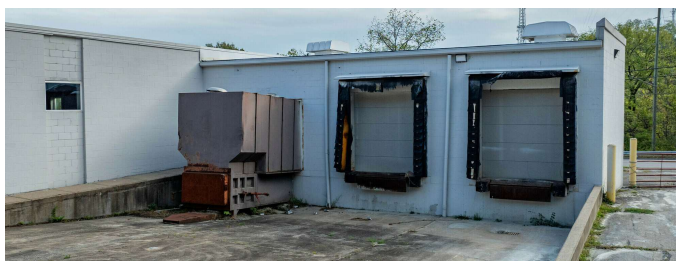
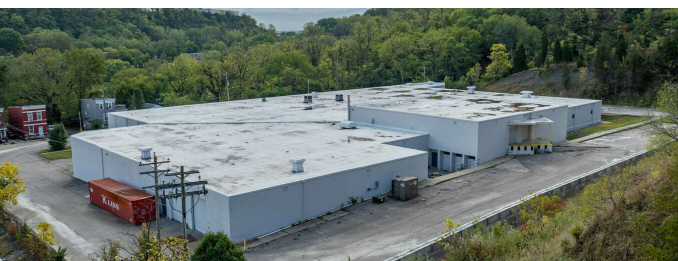
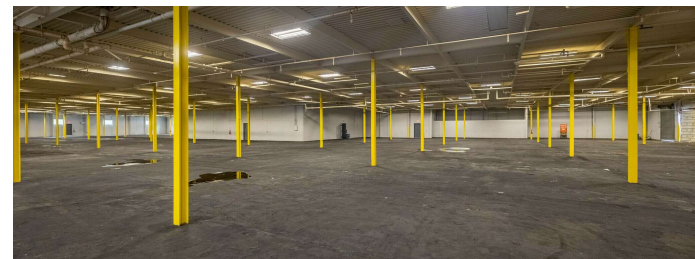
Anish Shah
740.480.3918
anish.shah@e-Merge.com

e-Merge Real Estate Commercial
8720 Orion Place, Suite 124B, Columbus, OH 43240
740.480.3918 | e-merge realestate commercial.com

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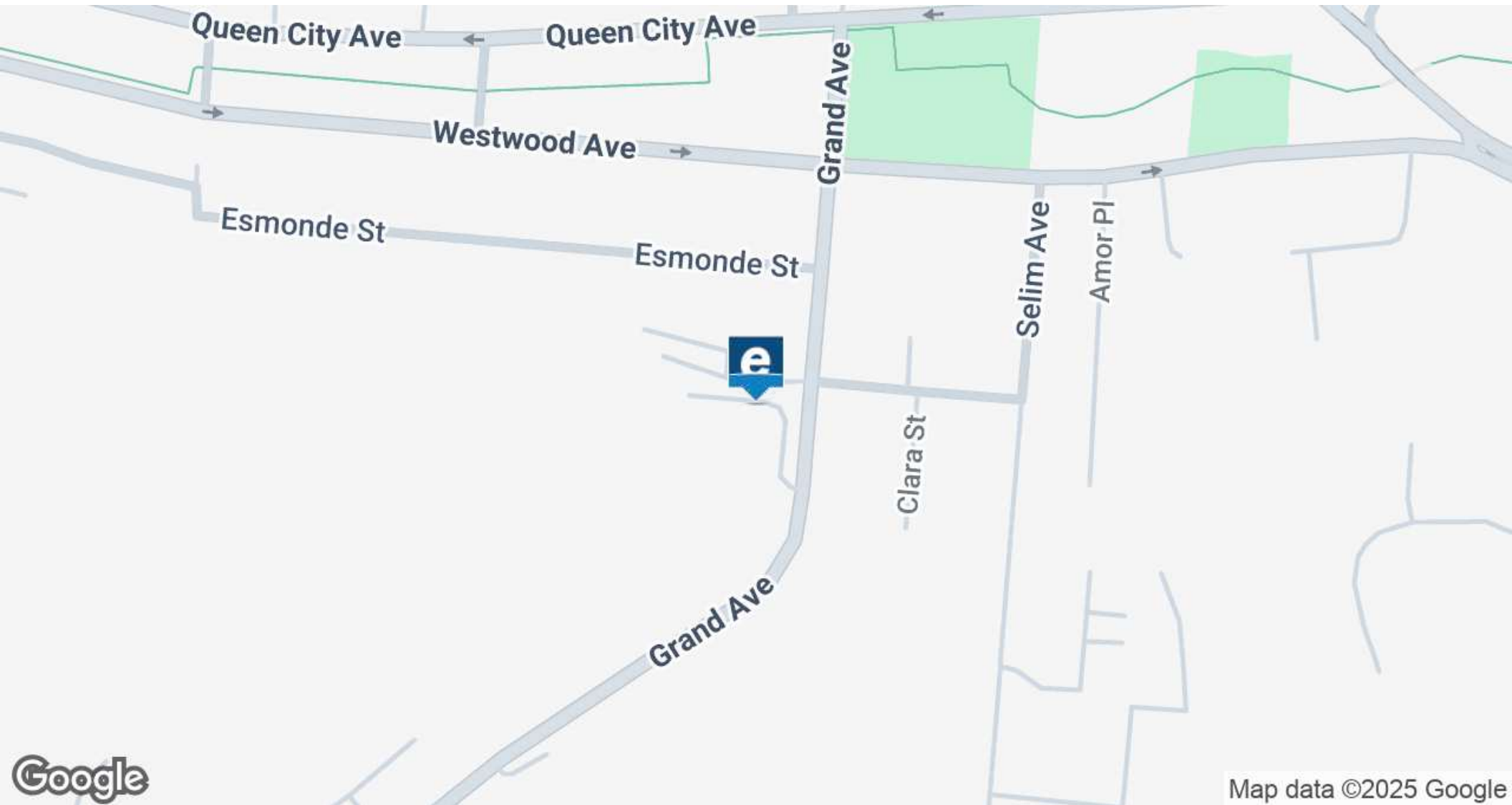
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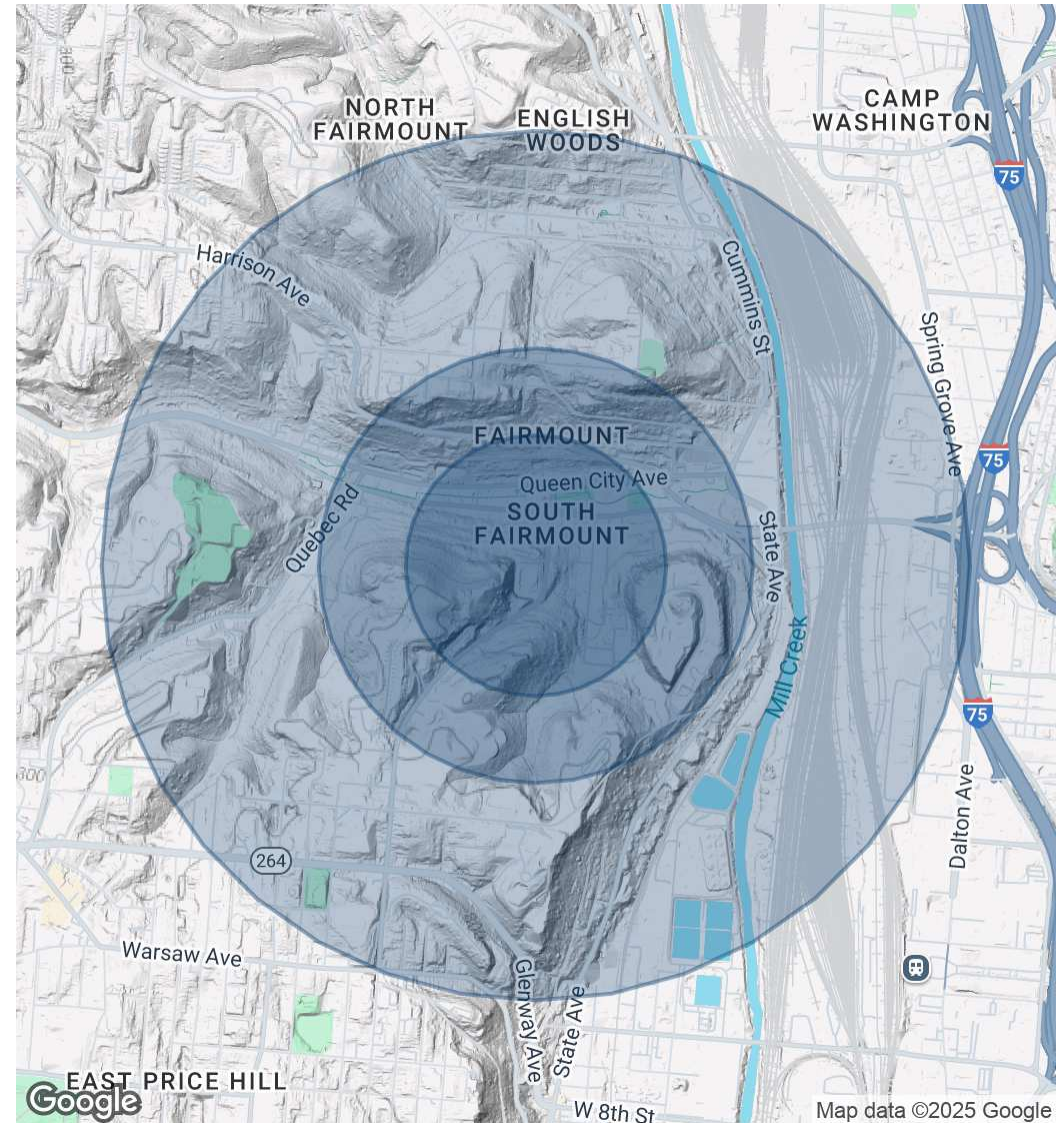
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	399	1,939	7,412
Average Age	36	36	35
Average Age (Male)	36	36	35
Average Age (Female)	36	36	34

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	170	820	2,912
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$43,358	\$39,286	\$41,201
Average House Value	\$94,966	\$101,162	\$119,251

Demographics data derived from AlphaMap



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