

# INDUSTRIAL MANUFACTURING/DISTRIBUTION PROPERTY

Central Location near I-71 & I-75

## FOR SALE OR LEASE

1326 & 1330 Tennessee Avenue, Cincinnati, OH 45229



52,252 SF on 2.10 Acres

**PRICING INFORMATION: Open to Offers**  
Call agent for details

- Building 1: 38,400 SF Printing Plant, Warehouse
- Building 2: 10,614 SF Warehouse & office
- Building 3: 3,238 SF 5-Bay Car Repair Shop

### FEATURES

- **MOTIVATED SELLER**
- Heavy Power 480-volt, 3-phase, 2,000 amps
- Full HVAC Production Area, Docks
- Outdoor Storage/ truck parking
- Offices, conference, break room
- Zoned CG-A General MFG



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<b>Total Building Size:</b> 10,614 +/- sq ft	<b>Heating:</b> Gas Fired Forced Air
<b>Zoning:</b> CG-A Manufacture General	<b>Air Conditioning:</b> Shop Only
<b>Land:</b> 0.59 AC	<b>Lighting:</b> T8
<b>Construction:</b> 2 story Brick and Mortar	<b>Electrical Services:</b> 3 Wire 120-480 Volt
<b>Loading Facility:</b> Porch dock	<b>Gas:</b> Yes
<b>Ceiling:</b> 14'	<b>Sprinklered:</b> No
<b>Total Building Size:</b> 10,614 sq ft	<b>Parcel ID:</b> 011900030014
<b>Shop floor 1 (street):</b> 2,250 sq ft	
<b>Warehouse floor 2 (rear):</b> 8,364 sq ft	

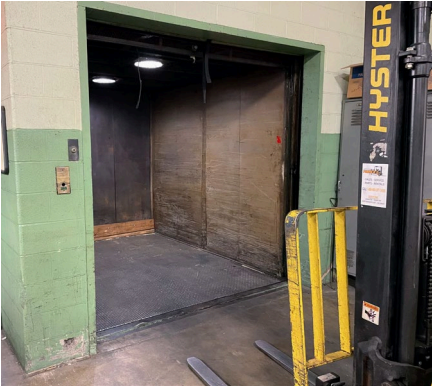
1330 Tennessee Avenue, Cincinnati, OH 45229

<b>Total Building Size:</b> 38,400 sq ft	<b>Sprinklered:</b> No
<b>Land:</b> 1.51 AC	<b>Heating:</b> Gas Fired Forced Air
<b>Zoning:</b> CG-A Manufacture General	<b>Air Conditioning:</b> Office & Production Areas
<b>Year Built:</b> 1966	<b>Lighting:</b> T8
<b>Freight Elevator:</b> High-capacity warehouse only	<b>Sprinklered:</b> No
<b>Construction:</b> Brick & Mortar, Metal	<b>Floor Rating:</b> 1,000 lbs. PSF
<b>Gas:</b> 4" Line 4" Valve	<b>Electrical Services:</b> 3 Wire 120-480 V; 32,690 AMP
<b>Ceiling:</b> 15' to 16'	<b>Loading Facility:</b> 2 Docks with levelers
<b>County:</b> Hamilton	<b>Parcel ID:</b> 011900030063 & 011900030064
<b>Restrooms:</b> 2 Women's – 4 Men's	<b>Opportunity Zone:</b> Yes

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### DESTINATION TIMES

- Downtown Cincinnati – 9.5 Miles (13 min)
- CVG Airport – 22.0 Miles (24 min)
- Dayton – 48 Miles (48 min)