



I-71 ACCESS



+/- 100,000/PER DAY
TRAFFIC COUNT

I-71 HIGHWAY
SIGNAGE

1005 GILBERT AVE. CINCINNATI, OH 45202

AVAILABLE FOR LEASE

PROPERTY HIGHLIGHTS



25,660 Total SqFt

- Former Greyhound bus station located in downtown Cincinnati CBD
- Direct access to I-71 with signage available
- Additional grade level loading and remodel to suit
- Eighteen (18) oversized parking spaces for trucks/trailers
- I-71 traffic counts +/- 100,000/per day
- Lease Rate: \$10/SqFt NNN + \$5.75/SqFt property taxes and insurance
- Tenant handles own CAM and utilities
- Available: Immediate



[CLICK HERE FOR THE 360° TOUR](#)



[CLICK HERE FOR AERIAL VIDEO](#)

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PROPERTY DETAILS

Total SqFt:	25,660
Acreage:	2.417 acres
Clear Height:	13'-14'
Year Built:	1978
Type Construction:	Concrete block, masonry, and steel
Lighting:	Metal halide and fluorescent
Column Spacing:	Varies
Dock door:	To Suit
Drive-in door:	To Suit - Building at grade level throughout

Sprinkler:	None
Electrical Service:	120/208 volt, 3-phase, 500+ amps
Heat:	Natural gas
Roof:	Rubber membrane
Truck court:	Concrete throughout
Parking Lot:	30+ spaces
Restrooms:	Two (2) sets
Hamilton County Parcel ID:	074-0004-0004-00
Annual Property Taxes:	\$135,220 (\$5.27/SqFt)

PARCEL OUTLINE



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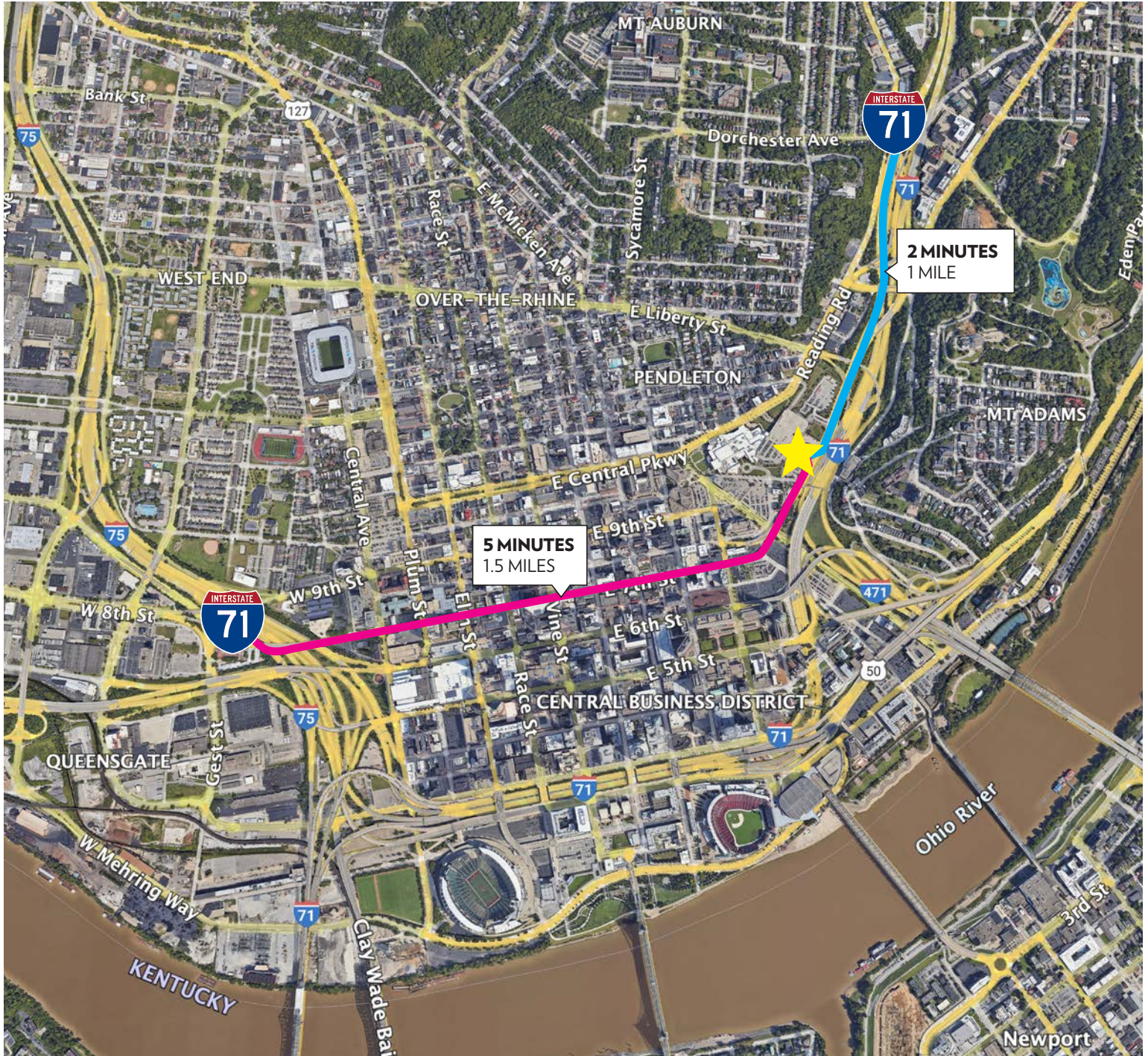
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DISTANCE MAP



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SITE PLAN

General Notes

1. There is direct access to the subject property via Gilbert Avenue and Court Street, each a public right of way.
2. The address of the site is 1005 Gilbert Avenue, Cincinnati, OH.
3. The location of utilities shown on the survey are from observed evidence or above ground appearances only. The surveyor was not provided with underground utility plans or surface ground markings to determine the location of any subterranean uses.
4. There was no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
5. At the time of this survey there was no information made available to the surveyor regarding proposed changes in street right-of-way lines. There was no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
6. All field measurements matched record dimensions within the precision requirements of ALTA/NSPS specifications unless otherwise shown.
7. At the time of survey there was no evidence of the property being used as a cemetery, burial ground or grave site.
8. Pursuant to Table A, Item 7(b)(1), building square footage as shown on the survey is calculated by the exterior footprint of all buildings at ground level and should be used for general purposes only. This calculation does not determine gross floor area and should not be used for any purpose in which a gross floor area determination is required.
9. The mention for all bearings shown herein is N 85°21'00" W as the northerly line of Court Street as described in Plat Book 202, Page 442 - 444, Hamilton County Records.
10. There are no offsite easements or servitudes affecting the subject property that the surveyor has been made aware of.

Flood Zone

By graphic plotting only, this property lies within Zone X of the Flood Insurance Rate Map, Community Panel No. 390610330P, which bears an effective date of 2/16/2012 and is not in a Special Flood Hazard Area.

Parking

36 Regular Spaces
3 Handicapped Spaces
36 Total Spaces

Land Area

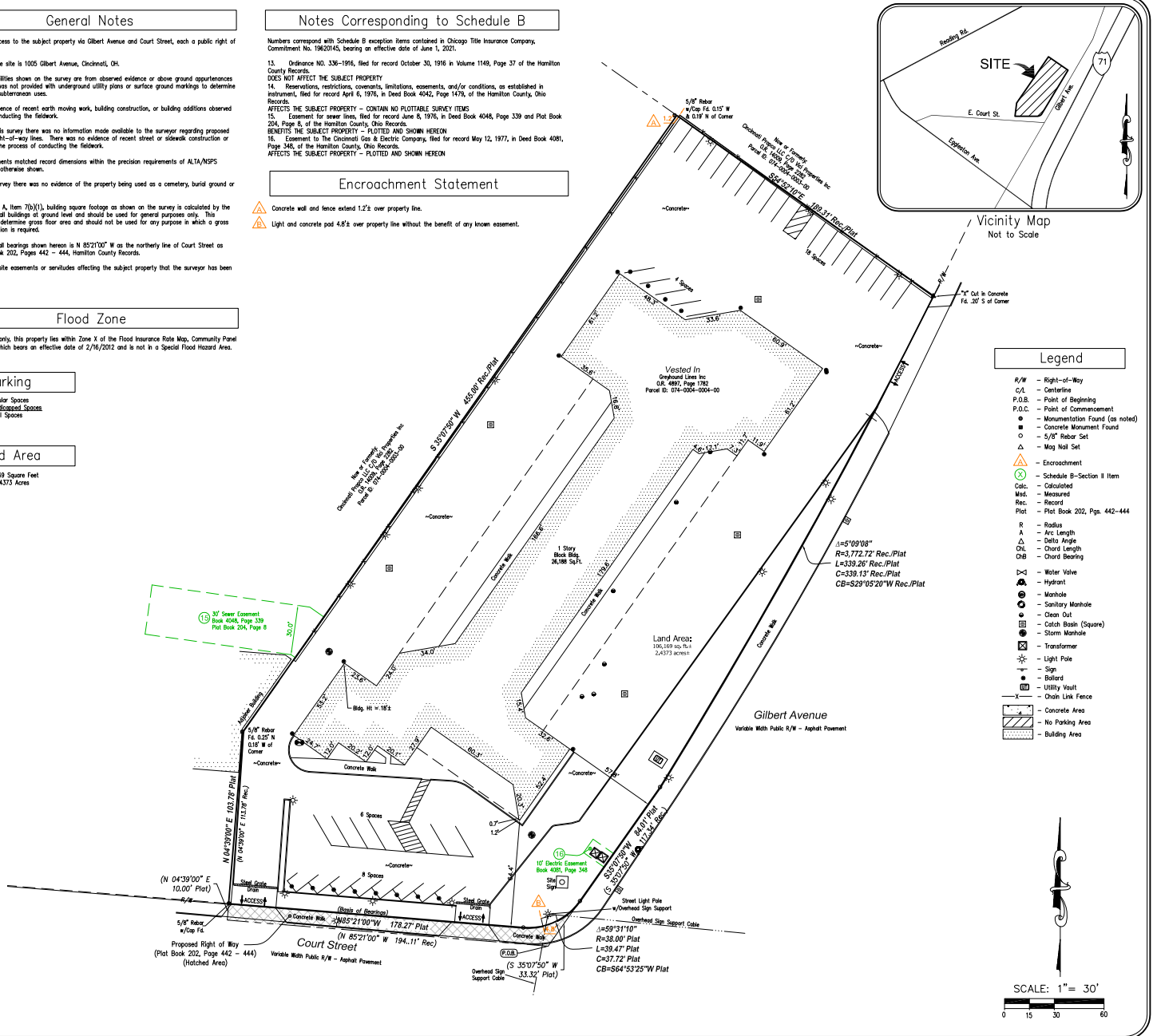
106,169 Square Feet
2,437.3 Acres

Notes Corresponding to Schedule B

- Numbers correspond with Schedule B exception items contained in Chicago Title Insurance Company, Commitment No. 19630145, bearing an effective date of June 1, 2020.
13. Ordinance NO. 336-1916, filed for record October 30, 1916 in Volume 1149, Page 37 of the Hamilton County Records.
 - DOES NOT AFFECT THE SUBJECT PROPERTY
 14. Reservations, restrictions, covenants, limitations, easements, and/or conditions, as established in instrument, filed for record April 6, 1976, in Deed Book 4042, Page 1479, of the Hamilton County, Ohio Records.
 - AFFECTS THE SUBJECT PROPERTY - CONTAIN NO PLOTTABLE SURVEY ITEMS
 15. Easement for sewer lines, filed for record June 8, 1976, in Deed Book 4048, Page 339 and Plat Book 204, Page 8, of the Hamilton County, Ohio Records.
 - BENEFITS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON
 16. Easement to The Cincinnati Gas & Electric Company, filed for record May 12, 1977, in Deed Book 4081, Page 348, of the Hamilton County, Ohio Records.
 - AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON

Encroachment Statement

- Concrete wall and fence extend 1.2' over property line.
- Light and concrete post 4.8' over property line without the benefit of any known easement.



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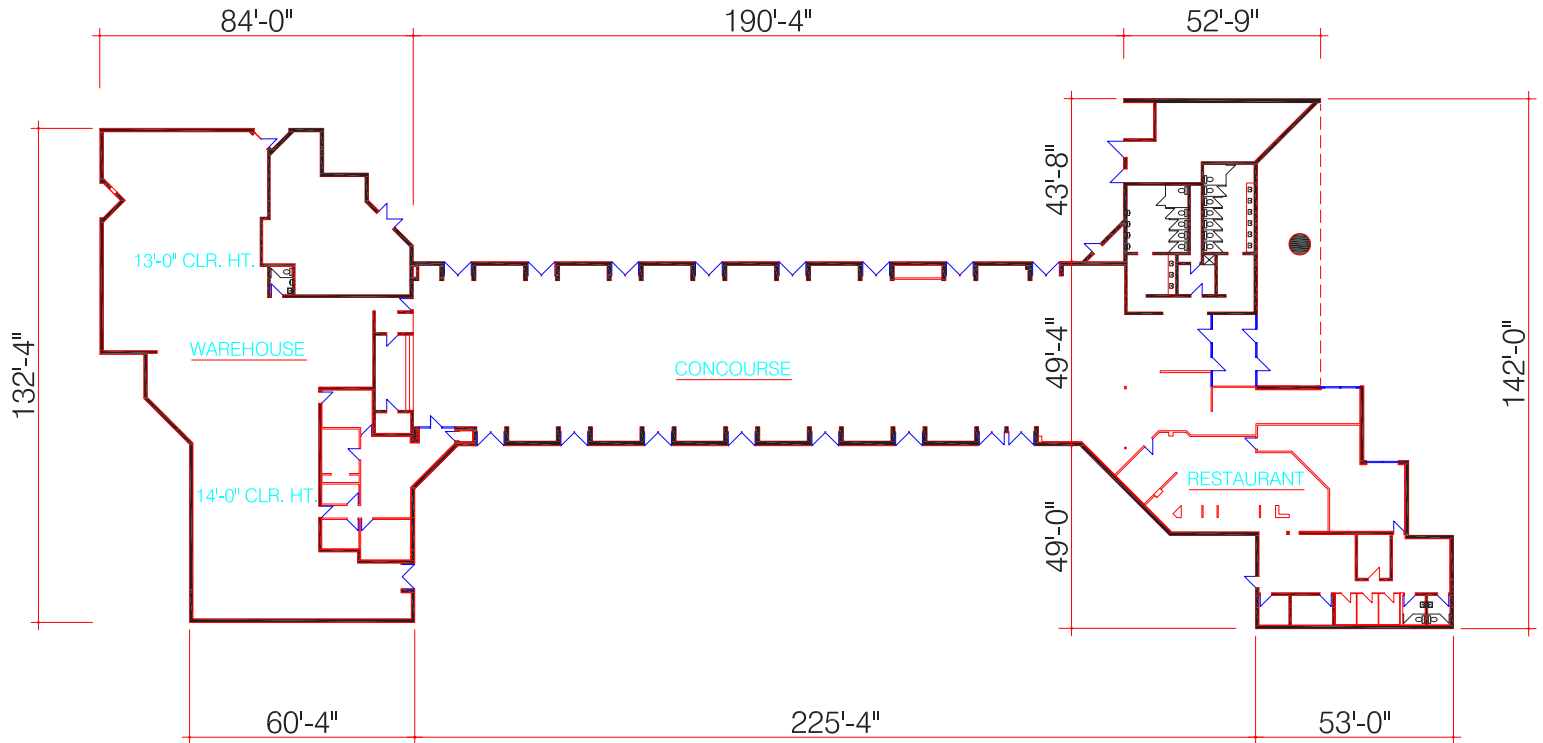
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FLOOR PLAN



FLOOR PLAN



TOTAL BLDG

25,660 SF

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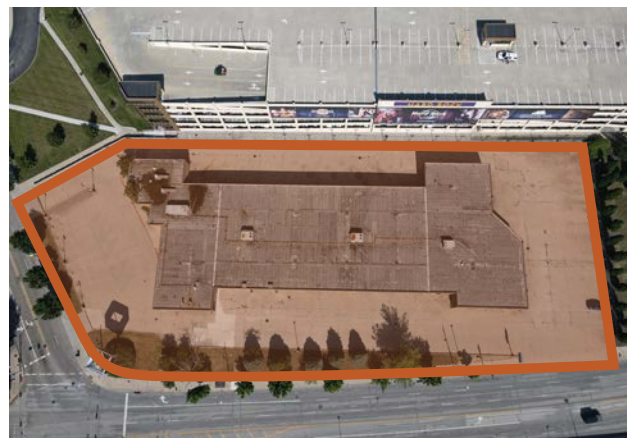
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ADDITIONAL PHOTOS



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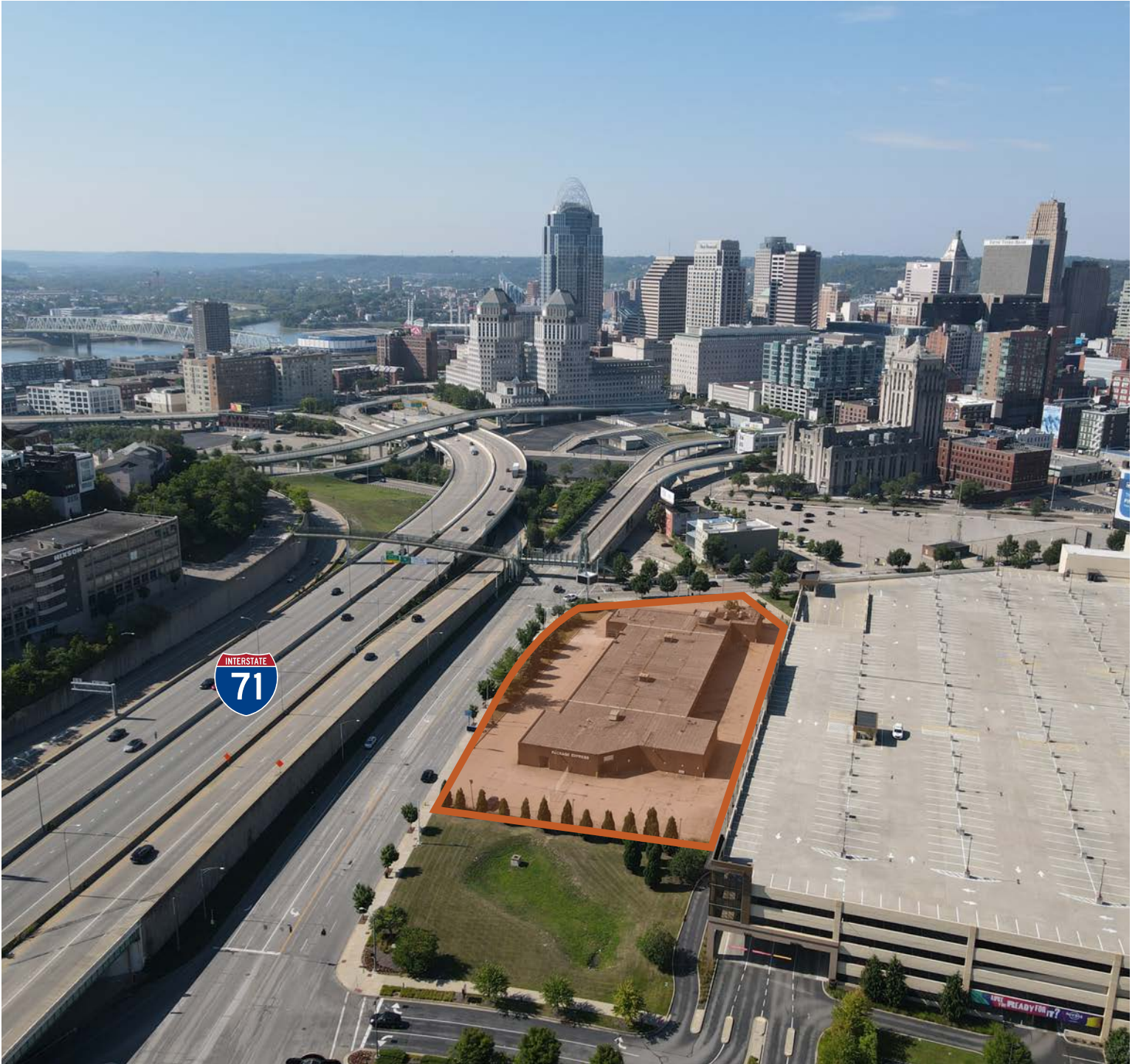
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