



2960 EXON AVE.

CINCINNATI, OH 45241

AVAILABLE FOR LEASE

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PROPERTY HIGHLIGHTS

23,950 SqFt

- Located in Village of Evendale with easy access to I-75/I-275/I-71
- Fenced/Secured Rear area
- Numerous building upgrades & well-maintained facility
- New roof installed in last 5 years
- New heaters in warehouse
- Available Date: 8/1/2025
- Lease rate: \$6.75/SF NNN + \$0.75/SF

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PROPERTY DETAILS

Total SqFt:	23,950 sqft (additional 2,450 sqft covered platform dock not included in footprint)
Warehouse SqFt:	20,825
Office SqFt:	2,550
Warehouse Storage Room:	575 sqft (block walls)
Clear Height:	16'-21' in main warehouse and 10'-11'6" in 4,000 sqft clear span area
Type Construction:	Masonry & concrete block
Column Spacing:	20' x 40' in majority of warehouse (4,000 sqft area is clearspan)
Acres:	1.705
Year Built:	1964
Lighting:	LED
Electrical Service:	240V 3 phase & 480V 3 phase (approx. 400 amps)
Dock doors:	Two (2) 8' x 10' with mechanical pit levelers + 3 covered platform docks in rear
Drive-in door:	One (1) 12' x 12'
Sprinkler:	Wet
Roof:	Rubber Membrane (year) + 6,400 SF under metal roof (covered platform dock area + 4,000 SF clear span area)
HVAC:	Natural gas fired unit heaters in warehouse, 100% hvac in office
Parking Spaces:	~15 commuter car parks
Truck court:	85' with 60' concrete apron in front
Restrooms:	One set in office (1 M & 1 W) and 1 warehouse unisex restroom with shower
Assessed Value:	\$520,910 (\$21.75/SqFt)
Annual Taxes:	\$12,285.36 (\$0.51/SqFt)
Hamilton County Parcel ID:	611-0030-0081-00 & 611-0030-0082-00

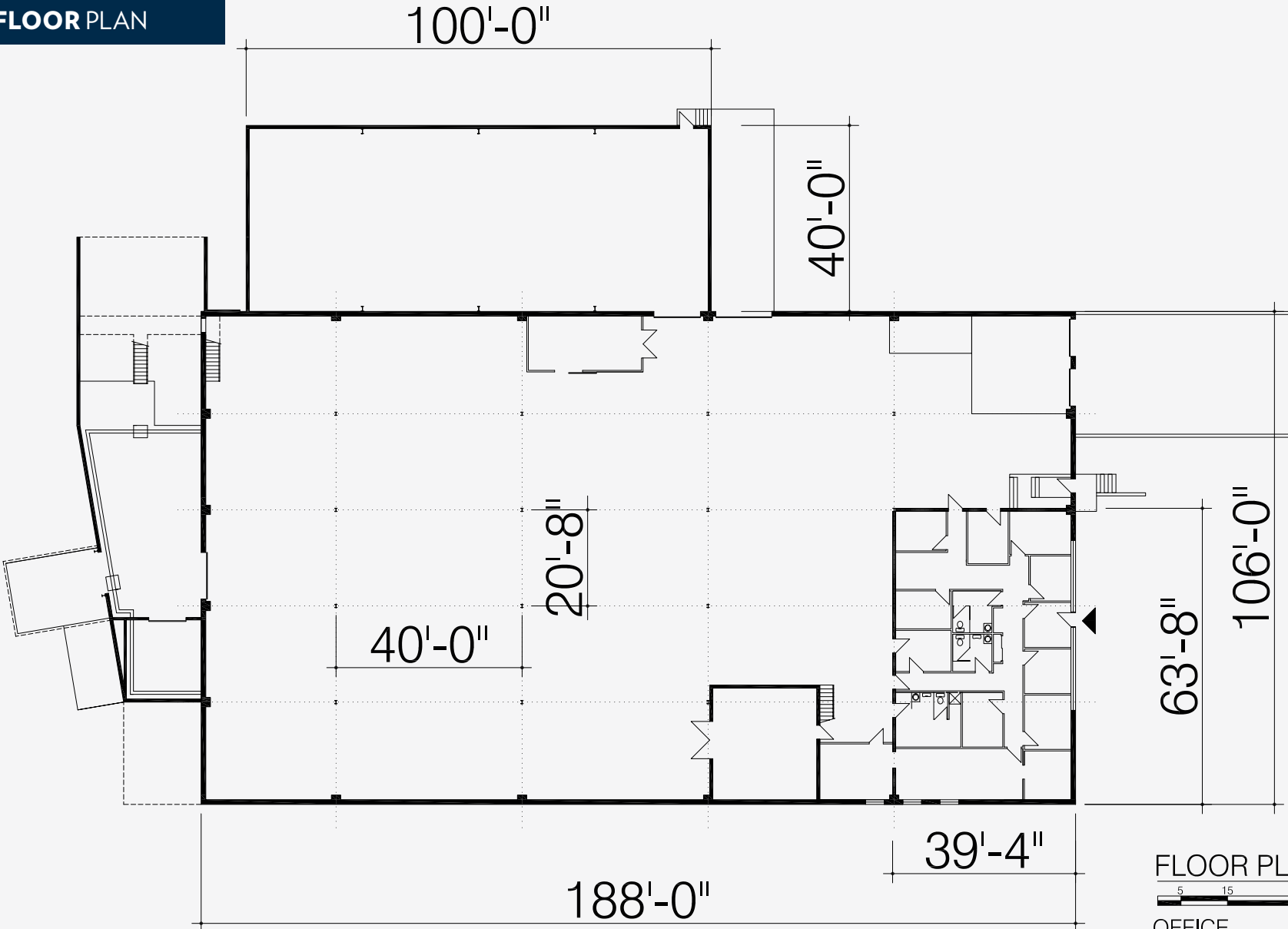
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FLOOR PLAN



FLOOR PLAN



OFFICE	2,550 SF
WAREHOUSE	21,400 SF
TOTAL	23,950 SF
COVERED DOCK	2,450 SF

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DISTANCE MAP



4 MINUTES
1.7 MILES



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PARCEL OUTLINE



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