

# Office/Warehouse Buildings Available

## 1920 Losantiville Ave. Cincinnati, OH

**Price Reduced!**



### FEATURES

- **10,253 Total SF (Two Buildings)**
- 4,453 SF Office Building
- 5,800 SF Warehouse Building
- Drive-in Access
- (2) Docks
- 15'-18' Warehouse Clearance
- Fire rated (4 hour) storage room
- Minutes to all expressways

### LOCATION

**1920 Losantiville Avenue  
Cincinnati, Hamilton County, OH 45237  
Parcel # 528-0005-0003-00**

The property consists of two buildings on 1.9 acres. Strategically located between Cross County Highway and the Norwood Lateral, this property is an excellent location for a service company.

The building interiors are in excellent condition and the grounds are meticulously maintained. The property offers additional amenities such as a 6,000 gallon storage tank, a fire rated room and fenced storage.

### CONTACT

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COMMERCIAL REAL ESTATE SERVICES

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# 1920 Losantville Avenue

<b>Address/City/County:</b>	1920 Losantville Avenue Cincinnati/Hamilton County
<b>Available:</b>	10,253 SF
<b>Office Building:</b>	4,453 SF (8 private offices, large conference room, reception area, two open work areas, storage room)
<b>Warehouse Building:</b>	5,800 SF
<b>Date of Construction:</b>	1930 (office bldg.) & 1995 (warehouse bldg.)
<b>Type of Construction:</b>	Structural steel, sheet metal, masonry block
<b>Lot Size:</b>	1.9 Acres
<b>Zoning:</b>	Industrial
<b>Clearance Height:</b>	15'- 18'
<b>Docks:</b>	(2) Covered
<b>Lighting:</b>	Fluorescent and halide
<b>Parking:</b>	3: 1000 SF
<b>Electric:</b>	Single and three phase; 240 Volts
<b>Roof:</b>	New, metal roof 2021
<b>Sprinkler:</b>	21' x 18 sprinklered 4 hour fire rate room
<b>Heat &amp; A/C:</b>	Office: forced air & heat Warehouse: gas fired heat
<b>Miscellaneous:</b>	50' x 30' fenced storage area. Two ventilation systems. 6000 gallon storage tank.
<b>Lease Rate:</b>	\$7.50 PSF NNN
<b>Sale Price:</b>	<del>\$995,000</del> - \$650,000



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FOR MORE INFORMATION, CONTACT

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