



Industrial Space Available For Sale or Lease

1400 State Avenue > Cincinnati > Ohio 45204

BUILDING FEATURES:

TOTAL BUILDING: 41,016 SF

GROUND FLOOR IS COMPLETELY LEASED

MIDDLE LEVEL:

- > 14,115 SF available
- > 1 dock

LOWER LEVEL:

- > 7,152 total SF available
- > 5,417 SF of additional loft space
- > 1 dock

- > 12' - 24' clear height
- > BTS drive-ins
- > Freight elevator
- > Built in 1950
- > 2.887 acres
- > 4 story building
- > 3 phase, 480 volt electrical service
- > High-output florescent lighting
- > Gas-fired heaters (warehouse)

- > Electric HVAC (office)
- > Newly renovated
- > New rubber membrane roof
- > New windows
- > Freshly painted
- > Floors sealed
- > Fully fenced lot
- > Zoned: "MG" Manufacturing General
- > Centrally located
- > Easy access to Cincinnati CBD
- > Easy access to I-75 via the Western Hills or 8th Street Viaducts
- > Ground floor is completely leased

Lease Rate: Negotiable

Sale Price: \$800,000 (\$19.50/SF)



Contact us:

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Accelerating success.