

INDUSTRIAL PROPERTY FOR SALE OR LEASE

# 4228 AIRPORT ROAD

Cincinnati, OH 45226



COMMERCIAL REAL ESTATE SERVICES



Paul Schmerge  
pschmerge@lee-associates.com  
D. 513.588.1107  
C. 513.305.5690



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**PURCHASE PRICE:** \$2,100,000 (\$83.80/SF)

### SALE HIGHLIGHTS:

- **Total Building:** 25,060 SF
- **Office Size:** +/- 6,064 SF
- **Warehouse Size (Total):** +/- 18,996
  - 10,000 SF Vacant w/ 1,800 SF Office
  - 15,060 SF Leased w/ 4,264 SF Office
- **Ceiling Height:** 20'-23' Clear
- **Loading Facilities:**
  - 1 Dock 39" (12' x 12' w/ motorized door)
  - 3 Drive-ins (12' x 12', 13.5'H x 16' W, 11'10"H x 14'W) All Motorized
  - Special Car Door (6'5"H x 15'10"W)
- Close Proximity to Lunken Airport
- Excellent Condition





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**ANNUAL RENTAL RATE: \$8.50 PSF (MG)**

### LEASE HIGHLIGHTS:

- **Available Space:** 10,000 SF
- **Office Size:** +/- 1,800 SF (40' x 45')
- **Warehouse Size:** +/- 8,200 SF
  - Includes Control Room
    - 600 SF (30' x 20')
    - Fire Rated Sheetrock
    - Special Lighting
    - 10' x 8' Roll-Up Door
- **Ceiling Height:** 20'-23' Clear
- **Loading Facilities:**
  - 1 Dock 39" (12' x 12' w/ motorized door)
  - 1 Drive-in (12' x 12' w/ motorized door)
- Close Proximity to Lunken Airport
- Excellent Condition





# FACT SHEET

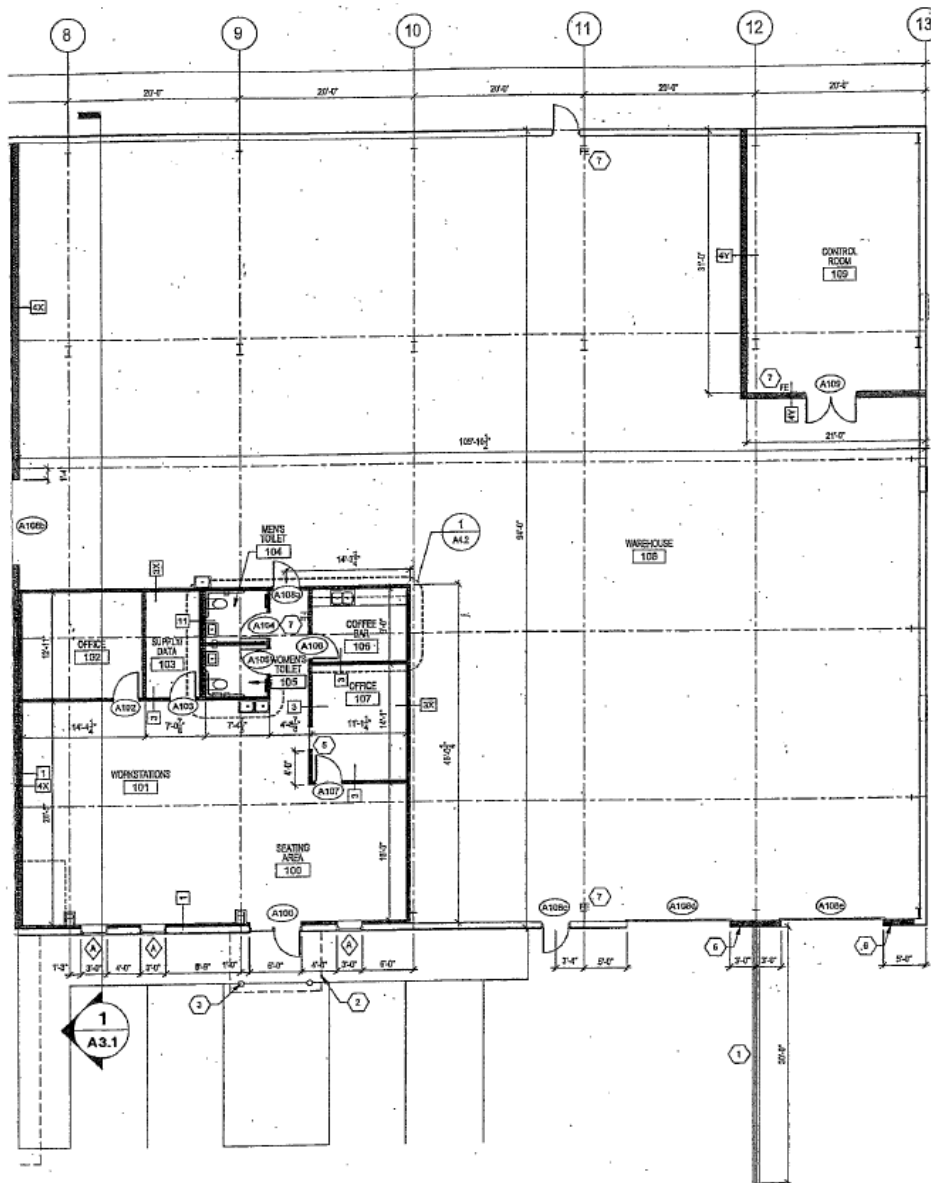
## 4228 AIRPORT ROAD

<b>Total Building Size:</b>	25,060	<b>Air Conditioning:</b>	Offices and Vacant Warehouse
<b>Land:</b>	1.257 Acres	<b>Ventilation Fans:</b>	Yes
<b>Fenced Yard:</b>	+/- .125 Acre	<b>Lighting:</b>	High Efficiency Fluorescent
<b>Zoning:</b>	MG	<b>Outside Security Lighting:</b>	Yes
<b>Year Built:</b>	1947 (per auditor) Refurbished in 2005, 2008, 2012, and 2019	<b>Windows:</b>	Yes, Office
<b>Electrical Service:</b>	240v, 3 Phase 220v Outlets	<b>Skylights:</b>	No
<b>Construction:</b>	Steel, Metal	<b>Gas:</b>	Duke
<b>Office Bump-Out Dimensions:</b>	21' x 45' (945 SF)	<b>Sewer:</b>	CWW
<b>Warehouse Dimensions:</b>	240' x 94' (22,560 SF)	<b>Water:</b>	CWW
<b>Bay Size:</b>	94' x 20'	<b>Security System:</b>	Yes
<b>Floor:</b>	Painted Concrete	<b>Auditors Information:</b>	013-0003-0023
<b>Roof:</b>	Membrane	<b>Flood Plain:</b>	100 Year Flood Plain
<b>Parking:</b>	10 Lined Dedicated Spaces Additional Spaces Available Plus Fenced Lot	<b>Private Premises:</b>	Separate +/- 800 SF Office/Garage Space Inside Leased Premises
<b>Restrooms:</b>	Five (5) Total Two (2) in Vacant Space	<b>Availability:</b>	Immediately
<b>Sprinklered:</b>	Yes	<b>Annual Rental Rate:</b>	\$8.50 PSF (MG)
<b>Heating:</b>	Gas Blowers and Radiant	<b>Annual Operating Expenses:</b>	Included
		<b>Purchase Price:</b>	\$2,100,000 (\$83.80/SF)

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### FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

#### DRAWING NOTES:

1. 1 1/2" PIPE RAILING. SEE SECTION 2W3.1.
2. NEW ENTRANCE CANOPY AND/AL.
3. 8" Ø COLUMN COVER.
4. NO WORK THIS AREA.
5. HOLLOW METAL BORROWED LITE FRAME. SEE SHEET A8.2 FRAME TYPE 4.
6. NEW GRIS TO INFILL EXISTING DOOR OPENINGS.
7. FIRE EXTINGUISHER.

	1 Mile	3 Miles	5 Miles	
<b>POPULATION</b>	2021 Estimated Population	2,337	67,191	248,968
	2026 Projected Population	2,334	66,615	250,051
	2010 Census Population	2,269	68,308	237,563
	2000 Census Population	2,536	71,788	256,826
	Projected Annual Growth 2021 to 2026	-	-0.2%	-
	Historical Annual Growth 2000 to 2021	-0.4%	-0.3%	-0.1%
<b>HOUSEHOLDS</b>	2021 Estimated Households	1,132	31,924	111,845
	2026 Projected Households	1,128	31,884	113,100
	2010 Census Households	1,082	31,824	105,193
	2000 Census Households	1,162	32,970	111,943
	Projected Annual Growth 2021 to 2026	-	-	0.2%
	Historical Annual Growth 2000 to 2021	-0.1%	-0.2%	-
<b>AGE</b>	2021 Est. Population Under 10 Years	11.9%	11.7%	11.4%
	2021 Est. Population 10 to 19 Years	9.4%	9.6%	12.1%
	2021 Est. Population 20 to 29 Years	16.3%	15.0%	17.2%
	2021 Est. Population 30 to 44 Years	24.4%	22.7%	21.2%
	2021 Est. Population 45 to 59 Years	18.4%	17.6%	17.0%
	2021 Est. Population 60 to 74 Years	16.3%	16.8%	15.2%
	2021 Est. Population 75 Years or Over	3.2%	6.5%	6.0%
	2021 Est. Median Age	35.6	38.0	35.9
<b>MARITAL STATUS &amp; GENDER</b>	2021 Est. Male Population	50.3%	48.4%	49.5%
	2021 Est. Female Population	49.7%	51.6%	50.5%
	2021 Est. Never Married	48.8%	36.3%	46.1%
	2021 Est. Now Married	37.9%	46.1%	33.7%
	2021 Est. Separated or Divorced	10.8%	12.6%	15.4%
	2021 Est. Widowed	2.5%	5.0%	4.9%
<b>INCOME</b>	2021 Est. HH Income \$200,000 or More	22.1%	14.5%	9.3%
	2021 Est. HH Income \$150,000 to \$199,999	6.9%	8.1%	6.0%
	2021 Est. HH Income \$100,000 to \$149,999	18.2%	16.8%	13.7%
	2021 Est. HH Income \$75,000 to \$99,999	9.8%	11.6%	10.8%
	2021 Est. HH Income \$50,000 to \$74,999	18.5%	16.9%	17.1%
	2021 Est. HH Income \$35,000 to \$49,999	5.6%	9.3%	10.6%
	2021 Est. HH Income \$25,000 to \$34,999	5.0%	7.3%	9.0%
	2021 Est. HH Income \$15,000 to \$24,999	4.2%	6.1%	8.4%
	2021 Est. HH Income Under \$15,000	9.7%	9.4%	15.1%
	2021 Est. Average Household Income	\$164,530	\$124,469	\$94,898
	2021 Est. Median Household Income	\$96,741	\$83,959	\$66,073
2021 Est. Per Capita Income	\$79,668	\$59,174	\$43,121	
	2021 Est. Total Businesses	279	2,543	12,273
	2021 Est. Total Employees	4,497	25,392	179,057

