

CAMPUS FOR SALE WITH INCOME

# INDUSTRIAL MANUFACTURING WAREHOUSE

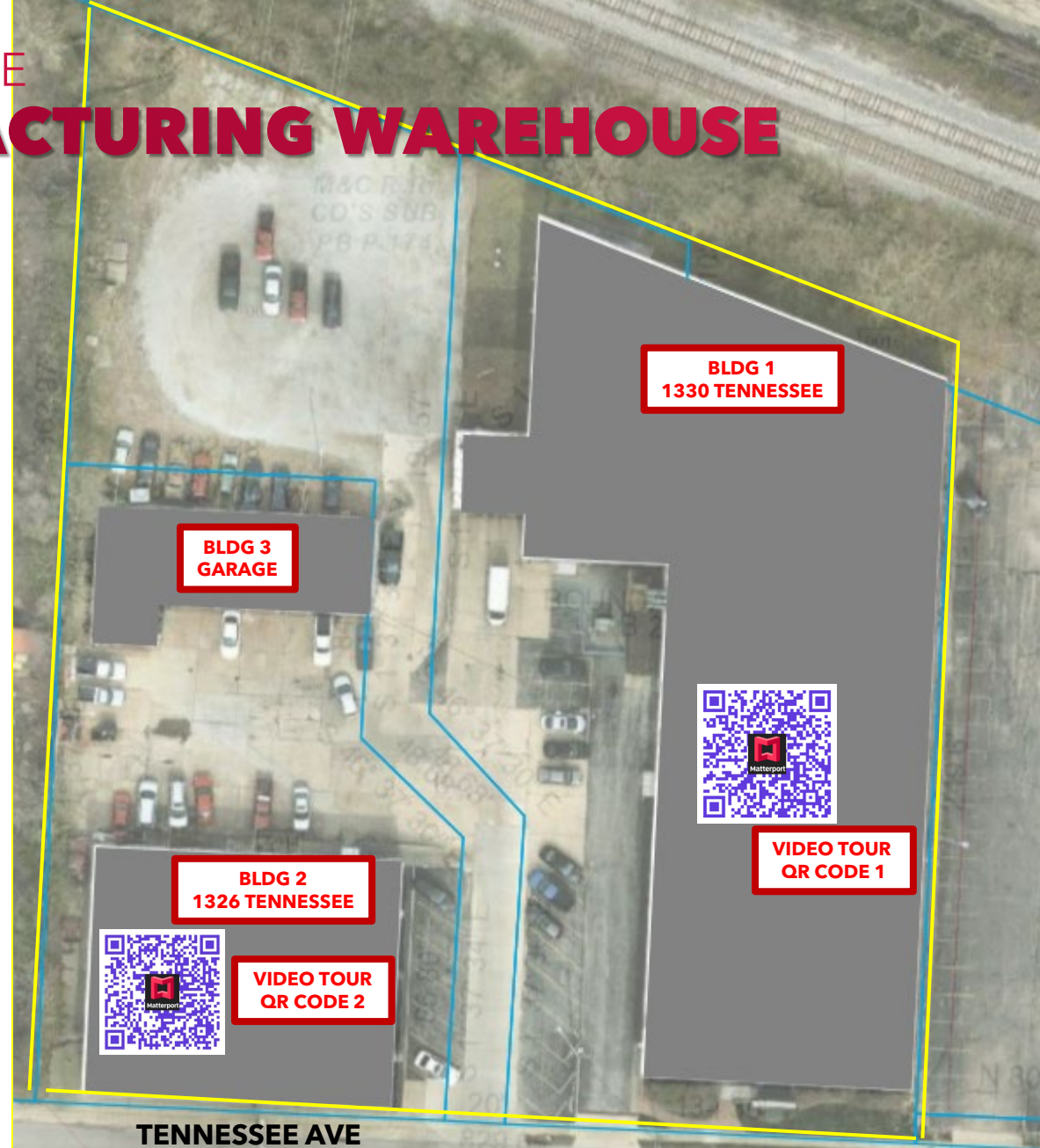
1326 & 1330 Tennessee Avenue, Cincinnati, OH 45229

## HIGHLIGHTS

FOR SALE: +/- 52,252 SF  
Manufacturing/Warehouse/Office

ASKING PRICE: \$3,795,000

- 2.093 Acres
- 3 Buildings
  1. 38,400 SF Printing Plant/Warehouse
  2. 10,614 SF 2-story Warehouse/Office
  3. 3,238 SF 5-Bay Car Service facility
- 2 Docks Bldg 1; Porch Dock Bldg 2
- Climate Controlled Production Area
- Near Norwood Lateral & I-75
- All Leases expire June/July 2023



Gary S. Fisher  
gfisher@lee-associates.com  
M 513.658.3411

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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# INDUSTRIAL MANUFACTURING WAREHOUSE

## FACT SHEET BUILDING 1

**1330 TENNESSEE AVENUE**  
**PRINTING PLANT, OFFICES, WAREHOUSE**

Total Building Size:	38,400 sq ft	Sprinklered:	No
Land:	2.093 AC	Heating:	Gas Fired Forced Air
Zoning:	CG-A Manufacture General	Air Conditioning:	Office & Production Areas
Year Built:	1966	Lighting:	T8
Freight Elevator:	High-capacity warehouse only		
Construction:	Brick & Mortar, Metal	Electrical Services:	3 Wire 120-480 Volt 32,690 AMP
Floor Rating:	1,000 lbs. PSF	Gas:	4" Line 4" Valve
Ceiling:	11' to 27'	Parcel ID:	011900030064
Loading Facility:	2 Docks with levelers	County:	Hamilton
Restrooms:	2 Women's - 4 Men's	Opportunity Zone:	Yes

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# INDUSTRIAL MANUFACTURING WAREHOUSE

## FACT SHEET BUILDING 2

### 1326 TENNESSEE AVENUE WAREHOUSE WITH DOCK AND LOWER-LEVEL OFFICE

	Sprinklered:	No	
Total Building Size:	10,614 +/- sq ft	Heating:	Gas Fired Forced Air
Zoning:	CG-A Manufacture General	Air Conditioning:	Office Only
Land:	2.093 AC	Lighting:	T8
Year Built:	1939		
Construction:	2 story Brick and Mortar	Electrical Services:	3 Wire 120-480 Volt
Loading Facility:	Porch dock	Gas:	Yes
Ceiling:	9' to 14'		
Total Building Size:	10,614 sq ft	Parcel ID:	011900030063
Office floor 1 (street):	2,250 sq ft		011900030014
Warehouse floor 2 (rear):	8,364 sq ft		
Restrooms:	2	County:	Hamilton
		Opportunity Zone:	Yes

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**All Leases expire June/July 2023**

**ASKING PRICE \$3,795,000**

Zoning CG-A

NNN leases expires 6/30/2023

PARCELS	BUILDING	TOTAL SF	OFFICE SF	ACRES	TAX/YR	RENT PER SF	\$/YR	
119-0003-0064-00	1330 TENNESSEE	BLDG 1 PLANT & OFFICE	38,400	3,000	1.02	\$28,830.16	\$3.62	\$139,008.00
119-0003-0063-00		DRIVEWAY & PARKING			0.49	\$1,624.01		
119-0003-0014-00	1326 TENNESSEE	BLDG 2 WHSE/OFFICE	10,614	2,250	0.59	\$10,389.95	\$3.43	\$36,355.20
		BLDG 3 GARAGE	3,238			\$3,169.65	\$3.52	\$11,400.00
<b>TOTAL</b>			52,252	5,250	2.10	\$44,013.77	\$3.57	\$186,763.20

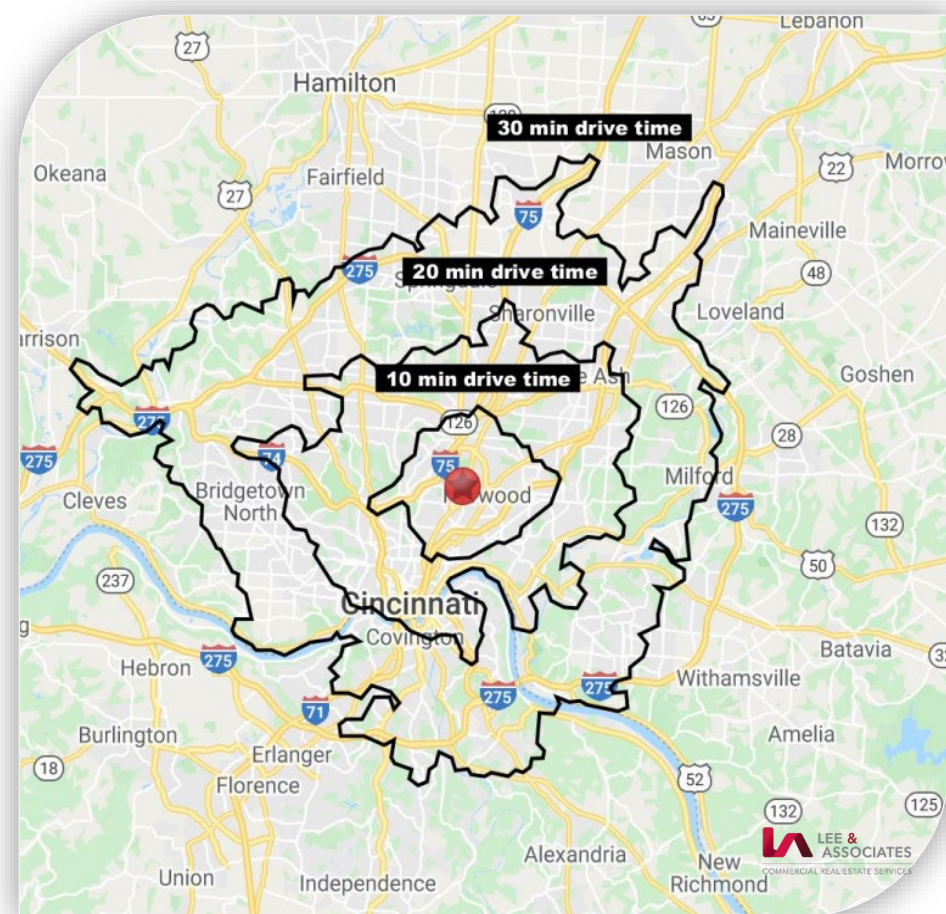




# CAMPUS FOR SALE WITH INCOME

## INDUSTRIAL MANUFACTURING WAREHOUSE

1330 Tennessee Ave Cincinnati, OH 45229	10 min drive time	20 min drive time	30 min drive time
<b>Population</b>			
2021 Estimated Population	112,671	437,629	897,689
2026 Projected Population	114,156	444,228	910,346
2020 Census Population	112,790	437,253	899,106
2010 Census Population	111,914	428,772	872,242
Projected Annual Growth 2021 to 2026	0.3%	0.3%	0.3%
Historical Annual Growth 2010 to 2021	-	0.2%	0.3%
<b>Labor Force</b>			
2021 Est. Labor Population Age 16 Years or Over	92,890	357,201	724,412
2021 Est. Civilian Employed	61.0%	60.5%	61.0%
2021 Est. Civilian Unemployed	4.0%	4.3%	3.9%
2021 Est. in Armed Forces	-	-	-
2021 Est. not in Labor Force	35.0%	35.2%	35.1%
2021 Labor Force Males	46.7%	47.6%	47.7%
2021 Labor Force Females	53.3%	52.4%	52.3%



- Destination Times**
- Downtown – 9.5 Miles (13 min)
  - Newport – 10.4 Miles (16 min)
  - CVG Airport – 22.0 Miles (24 min)
  - I-75 – 1.5 Miles (4 min)
  - I-71 – 2.4 Miles (4 min)
  - I-74 – 6.5 Miles (11 min)
  - Dayton – 48 Miles (48 min)
  - Columbus – 102 Miles (1 hr 48 min)
  - Indianapolis – 113 Miles (1 hr 48 min)
  - Louisville – 107 Miles (1 hr 39 min)

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