



Cincinnati Market

INDUSTRIAL LISTING REPORT

SEPTEMBER 2024

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

SEPTEMBER 2024

KENTUCKY



[1101 2nd Avenue](#)

1101 2nd Avenue
Dayton, KY 41074

FOR LEASE

1,450 - 8,550 SF
\$8.50/SF Modified Gross

- Suite 1 : ± 8,550 SF, ± 1/3 acre of fenced outside storage, 2-3 Drive-in doors
- Suite 3: ± 1,450 SF, 1 drive-in door
- Suites can be combined
- Heavy Power to building
- 1 external dock with EOD leveler

[Paul Schmerge](#)

513.305.5690

[Chas Cook](#)

513.588.1132

[2691-B Circleport Drive](#)

2691-B Circleport Drive
Erlanger, KY 41018

FOR LEASE

30,784 SF
Call for Details

- Vacant & Available
- ± 3,765 SF office space
- Four (4) Docks and One (1) Drive-in
- 20' Clear Height
- Located off I-275, in proximity to the Cincinnati/Northern Kentucky Airport, DHL Supercargo and Amazon Prime Air Hub
- No City Earnings Tax

[Paul Schmerge](#)

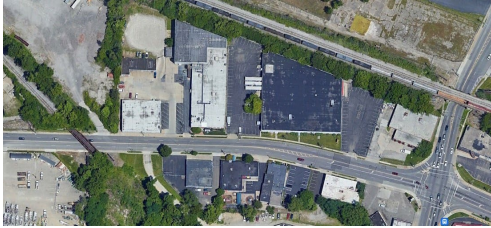
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SEPTEMBER 2024

NORWOOD / BOND HILL / WALNUT HILLS



1330 Tennessee Avenue

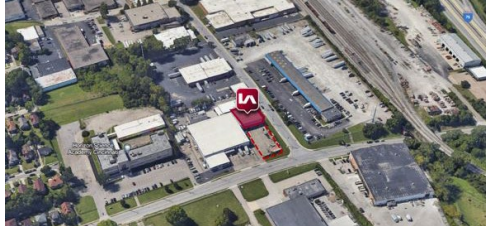
1330 Tennessee Avenue
Cincinnati, OH 45229

FOR SALE OR LEASE

52,252 SF | 2.093 Acres
\$2,995,000

- 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 Bldg1; Porch Dock Bldg2
- Climate Controlled Production Area
- All Leases expire June/July 2023

[Gary Fisher](#)
513.658.3411



1025 Laidlaw Avenue

1025 Laidlaw Avenue
Cincinnati, OH 45237

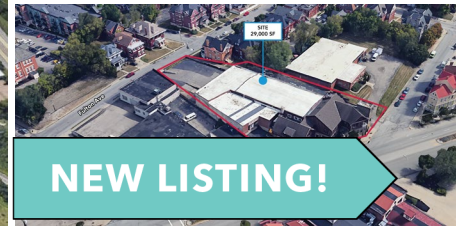
FOR LEASE

7,200 SF
\$5.50 PSF NN

- Clearspan warehouse
- 2 dock doors with pit levelers (9' x 10')
- Fenced outside storage included (150' x 100')
- Central location, convenient highway access
- No office or restroom
- Available 10/1/2024

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2230 Gilbert Avenue

2230 Gilbert Ave
Cincinnati, OH 45206

FOR SALE

29,000 SF
\$2,320,000

- Fully leased with vacancy coming
- Tudor style construction
- Located in uptown with close access to I-71
- 1 dock and 2 drive-ins
- Potential for redevelopment

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SEPTEMBER 2024

WOODLAWN



[10330 Chester Road](#)

10330 Chester Road
Woodlawn, OH 45215

FOR SALE

30,162 SF | 2.19 Acres
\$2,400,000

- +/- 6,140 SF of office
- 100% HVAC
- 2 docks with pit levelers and 7 drive-in bays
- Fenced lot with drive around capabilities
- Isolated paint room with ventilation
- Close proximity to I-75

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[70 Novner Drive](#)

70-80 Novner Drive
Woodlawn, OH 45215

FOR LEASE

5,302 SF
\$6.75 PSF / Year (NNN)

- 1,778 SF of office
- 0.72 Acre, Mostly Paved
- Close to I-75 off Exit #14
- 1 Drive-In (10'x10')
- 1 External Dock with 2 Overhead Doors (10'x10')
- 1 Dock Door (10'x10')
- 14' Clearance

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[90 Novner Drive](#)

90 Novner Drive
Woodlawn, OH 45215

FOR LEASE

16,380 SF
\$6.75 PSF / Year (NNN)

- 774 SF of office
- 1.03 Acres, Mostly Paved
- Close to I-75 off Exit #14
- 2 Dock Doors (10'x10') (8' x 10')
- 3 Drive-Ins (Two 10'x10') (10' x 12')
- 208V 3 Phase Power
- 14' Clearance
- Floor Drains

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SEPTEMBER 2024

TRENTON / LOVELAND



[400 E State Street](#)

400 E State Street
Trenton, OH 45067

FOR SALE

114,744 SF (Total Plant) | 5.85 Acres
\$4,900,000 (\$43/SF)

- 5 total buildings
- +/- 9,004 SF main office
- Zoned (I-G) general industrial district
- Heavy power
- The entire site has 11 docks & 18 drive-ins
- Outside storage permitted
- Multiple cranes throughout
- On-site truck scale and diesel tank

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[1302 & 1320 SR-28](#)

1302 & 1320 SR-28
Loveland, OH 45140

FOR SALE

± 11,20 0SF
\$825,000.00

- Owner/user space or 100% leased
- Extra land: Expand building or yard space
- Gravel storage yard (partially leased)
- No local earnings tax
- Rent roll available after completion of the CA.

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