



Cincinnati Market

# INDUSTRIAL LISTING REPORT

MAY 2023

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

# MAY 2023

BATAVIA / FLORENCE / VIRGINIA



## 600 Township Avenue

600 Township Avenue  
Cincinnati, 45216

### FOR SALE

112,000 SF  
\$750,000

- +/- 112,000 SF
- +/- 6,250 SF of Office
- 5.1 Acres
- Large, Secure, Gravel Yard
- 7 Docks and 3 Drive-Ins
- Heavy Power
- Dry Sprinkler

Paul Schmerge  
513.305.5690



## Florence BusinessPlex

7902-7988 Tanners Gate Lane  
Florence, KY 41042

### FOR LEASE

3,033 SF | 4.74 Acres  
\$2,401.13 / Month (MG)

- Monthly rent includes 2021 OPEX of \$2.64
- Built in 1979
- Electric: 120/480 V 3 Phase 4 Wire
- Clear Height: 12
- Access to 1 Dock
- Less than half a mile from US-42
- Ample parking, and proximity to I-75

Stewart Devitt  
513.588.1115

George Flynn  
513.588.1126



## 370 Mt. Cross Road

370 Mt. Cross Road  
Danville, VA 24541

### INVESTMENT SALE

13,140 SF  
\$2,949,000

- Investment grade, national distribution tenant
- 2 parcels available for sale
- Historical long-term occupancy by tenant
- New 10-year absolute NNN Lease with 3% rental increases every 3 years

Gage Wiethorn  
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Matthew Johnson  
513.588.1844

Courtney Champa  
513.588.1134

# MAY 2023

## WOODLAWN



### 10555 Taconic Terrace

10555 Taconic Terrace  
Woodlawn, OH 45215

#### FOR LEASE

15,984SF  
\$7.00 PSF / Year (NNN)

- +/-1.998 Acres
- +/-2,544 SF of Office
- Clear Span Warehouse
- 2 Electrically Powered Oversized Drive-In Doors with Drive-Thru Capabilities
- 2 Five Ton Cranes w/ 18' Hook Heights
- Compressed Air Lines Throughout Warehouse
- Close Access to I-75 and I-275

Paul Schmerge  
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Chas Cook  
513.588.1132



### 60 Novner Drive

60 Novner Drive  
Woodlawn, OH 45215

#### FOR LEASE

5,508 SF  
\$6.75 PSF / Year (NNN)

- 1,588 SF of office
- Divisible into two spaces
- 1.155 Acres, Mostly Paved
- 1 External Dock (10'x10')
- 2 Grade Level Doors (10'x10')
- Close to I-75 off Exit #14
- 11'9"-12'7" Ceilings

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### 70-80 Novner Drive

70-80 Novner Drive  
Woodlawn, OH 45215

#### FOR LEASE

9,061 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

Paul Schmerge  
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### 90-110 Novner Drive

90-110 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

Paul Schmerge  
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Chas Cook  
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# MAY 2023

WOODLAWN / NORWOOD / SHARONVILLE



## 1330 Tennessee Avenue

1330 Tennessee Avenue  
Cincinnati, OH 45229

### FOR SALE

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  
513.588.1125



## 10561 Chester Road

10561 Chester Road  
Woodlawn, OH 45215

### FOR SALE

5,980 SF | 1.363 Acres  
\$679,000

- 1,356 SF of office
- 2 covered docks & 1 ramped door
- Close proximity to I-75
- Extra land - building expandable
- Excellent condition

Paul Schmerge  
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Chas Cook  
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## 10995 Canal Road

10995 Canal Road  
Sharonville, OH 45241

### FOR LEASE

111,078 SF | 14.64 Acres  
\$7.15 PSF + NNN

- Immediate access to I-75, I-275, and UPS
- +/- 16,193 SF first floor office
- 32' minimum clearance
- 8+ docks & 2 drive-ins
- 100% air conditioned
- 14.64 acres- building expandable
- Heavy power with back-up generator

Paul Schmerge  
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Chas Cook  
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## 6222 Wiehe Road

6222 Wiehe Road  
Cincinnati, OH 45237

### FOR SALE

111,078 SF | 14.64 Acres  
\$7.15 PSF + NNN

- 17,000 SF total
- 5,000 SF office (2nd floor)
- Fully air conditioned
- Centrally located
- Move-in condition
- 2 docks, 1 per floor
- 26 parking spaces
- Sale Price: \$1,295,000

Dan McDonald  
513.588.1113

Stewart Devitt  
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# MAY 2023

LOVELAND / MIAMI TWP. / COLERAIN / FAIRFIELD



## 507 Loveland Madeira Road

507 Loveland Madeira Road  
Loveland, OH 45140

### FOR SALE

23,291 SF | 1.649 Acres  
\$675,000

- Single tenant, warehouse available for sale

Stewart Devitt  
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Dan McDonald  
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## 9024 Colerain Ave

9024 Colerain Avenue  
Cincinnati, OH 45251

### FOR SALE

2,100 SF | 0.81 Acres  
\$1,080,000

- Located on busy Colerain Ave, with numerous amenities
- Immediate access to Colerain Ave, Poole Rd, and Compton Rd

Paul Schmerge  
513.305.5690



## 4991 Factory Drive

4991 Factory Drive  
Fairfield, OH 45014

### FOR SUBLEASE

9,506 SF  
\$10.00 PSF NNN

- Sublease pending
- 1,750 SF of office
- Large fenced yard
- 5 large drive-in doors
- 2 drive-thru bays
- 21' ceiling height

Paul Schmerge  
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