



Cincinnati Market

INDUSTRIAL LISTING REPORT

MARCH 2023

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

MARCH 2023

BATAVIA / FLORENCE / VIRGINIA



4291 Armstrong Boulevard

4291 Armstrong Boulevard
Batavia, OH 45103

FOR LEASE

9,550 SF | 0.978 Acres
\$7.00 PSF NNN

- +/- 960 SF of office
- 1 external dock with 2 loading doors
- Clear span warehouse
- 8'6" - 11' clearance
- Compressed airlines throughout warehouse
- Close access to Ohio SR-32 & I-275
- No local earnings tax

Paul Schmerge
513.305.5690

Chas Cook
513.588.1132



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

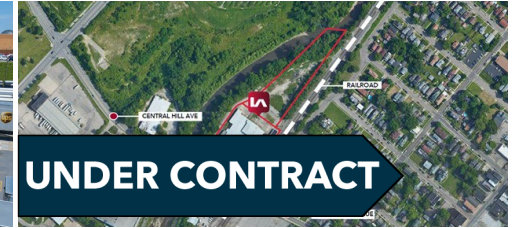
13,140 SF
\$2,949,000

- 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
513.588.1139

Matthew Johnson
513.588.1844

Courtney Champa
513.588.1134



600 Township Avenue

600 Township Avenue
Cincinnati, OH 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

MARCH 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
513.305.5690

Chas Cook
513.588.1132



50-60 Novner Drive

50-60 Novner Drive
Woodlawn, OH 45215

FOR LEASE

13,770 SF
\$6.75 PSF / Year (NNN)

- Divisible into two spaces (5,508-13,770 SF available)
- 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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513.305.5690

Chas Cook
513.588.1132



70-80 Novner Drive

70-80 Novner Drive
Woodlawn, OH 45215

FOR LEASE

9,061 SF
\$6.75 PSF / Year (NNN)

- Divisible into two spaces (4,165-4,896 SF)
- 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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513.305.5690

Chas Cook
513.588.1132



90-110 Novner Drive

90-110 Novner Drive
Woodlawn, OH 45215

FOR LEASE

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

- Sub-lease Pending
- 1.03 Acres, Mostly Paved
- +/- 2,174 SF of Office
- 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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Chas Cook
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MARCH 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
513.588.1115

Dan McDonald
513.588.1113



1302 State Route 28

1302 State Route 28
Miami Township, OH 45140

FOR SALE

11,200 SF | 2.51 Acres
\$750,000

- 100% leased in a growing area
- Close access to I-275
- 2.51 acres
- Ability to expand upon current building and grass yard
- Gravel storage yard (Leased)
- No local earnings tax
- Rent roll available upon request and after completion of Confidentiality Agreement.

Paul Schmerge
513.305.5690

Chas Cook
513.588.1132



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

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

Paul Schmerge
513.305.5690

Chas Cook
513.588.1132