



Cincinnati Market

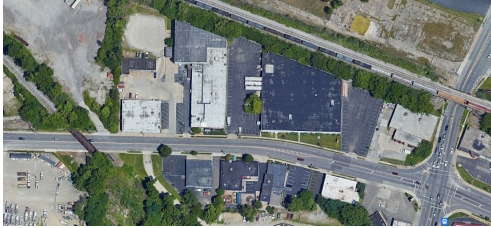
INDUSTRIAL LISTING REPORT

APRIL 2025

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

APRIL 2025

NORWOOD / WALNUT HILLS



[1330 Tennessee Avenue](#)

1330 Tennessee Avenue
Cincinnati, OH 45229

FOR SALE OR LEASE

52,252 SF | 2.093 Acres
Call agent for pricing

- 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

[Gary Fisher](#)

513.658.3411

[2230 Gilbert Avenue](#)

2230 Gilbert Avenue
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

[Paul Schmerge](#)

513.305.5690

[Chas Cook](#)

513.588.1132

APRIL 2025

SHARONVILLE / TRENTON



[11294 Orchard Street](#)

11294 Orchard Street
Sharonville, OH 45241

FOR SALE OR LEASE

33,450 SF | 2.63 Acres
\$2,590,000 | \$6.50/SF + NNN

- *Manufacturing building with heavy power*
- *3 Large drive-in doors and 1 external dock*
- *Multiple cranes throughout*
- *Visibility off Reading Road*
- *Building and parking expandable*
- *Outside storage permitted*
- *Located in the City of Sharonville with quick access to I-275 and I-75*

[Paul Schmerge](#)

513.305.5690

[Chas Cook](#)

513.588.1132

[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*

[Paul Schmerge](#)

513.305.5690

[Chas Cook](#)

513.588.1132