



Cincinnati Market

# INDUSTRIAL LISTING REPORT

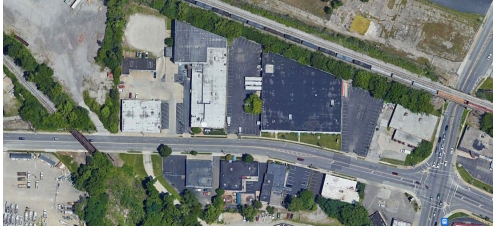
MAY 2025

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



# MAY 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

# MAY 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