



Cincinnati Market

# INDUSTRIAL LISTING REPORT

FEBRUARY 2025

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

# FEBRUARY 2025

KENTUCKY / WOODLAWN



## 1101 2<sup>nd</sup> Avenue

1101 2<sup>nd</sup> Avenue  
Dayton, KY 41074

### FOR LEASE

5,104 - 7,100 SF  
\$8.50/SF Modified Gross

- Suite 1 : ± 5,104 - 7,100 SF
- ± 1/3 acre of fenced outside storage
- 2 Drive-in doors
- Heavy Power to building
- 1 external dock with EOD leveler

[Paul Schmerge](#)

513.305.5690

[Chas Cook](#)

513.588.1132



## 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

[Paul Schmerge](#)

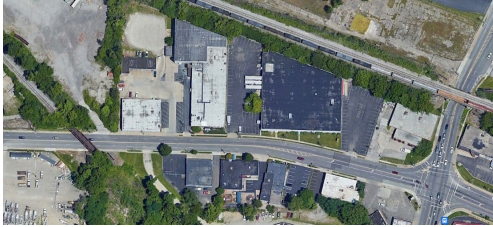
513.305.5690

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# FEBRUARY 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

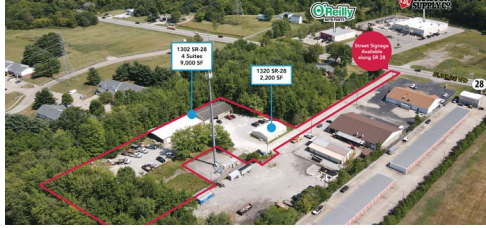
- Fully leased with vacancy coming
- Tudor style construction
- Located in uptown with close access to I-71
- 1 dock and 2 drive-ins
- Potential for redevelopment

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# FEBRUARY 2025

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

+/- 11,200 SF  
\$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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