

REDUCED PRICE! THE PRINTING PLANT

INDUSTRIAL CAMPUS with INCOME SUITABLE FOR PRINTING, MANUFACTURING

1326 & 1330 TENNESSEE AVE CINCINNATI, OH 45229

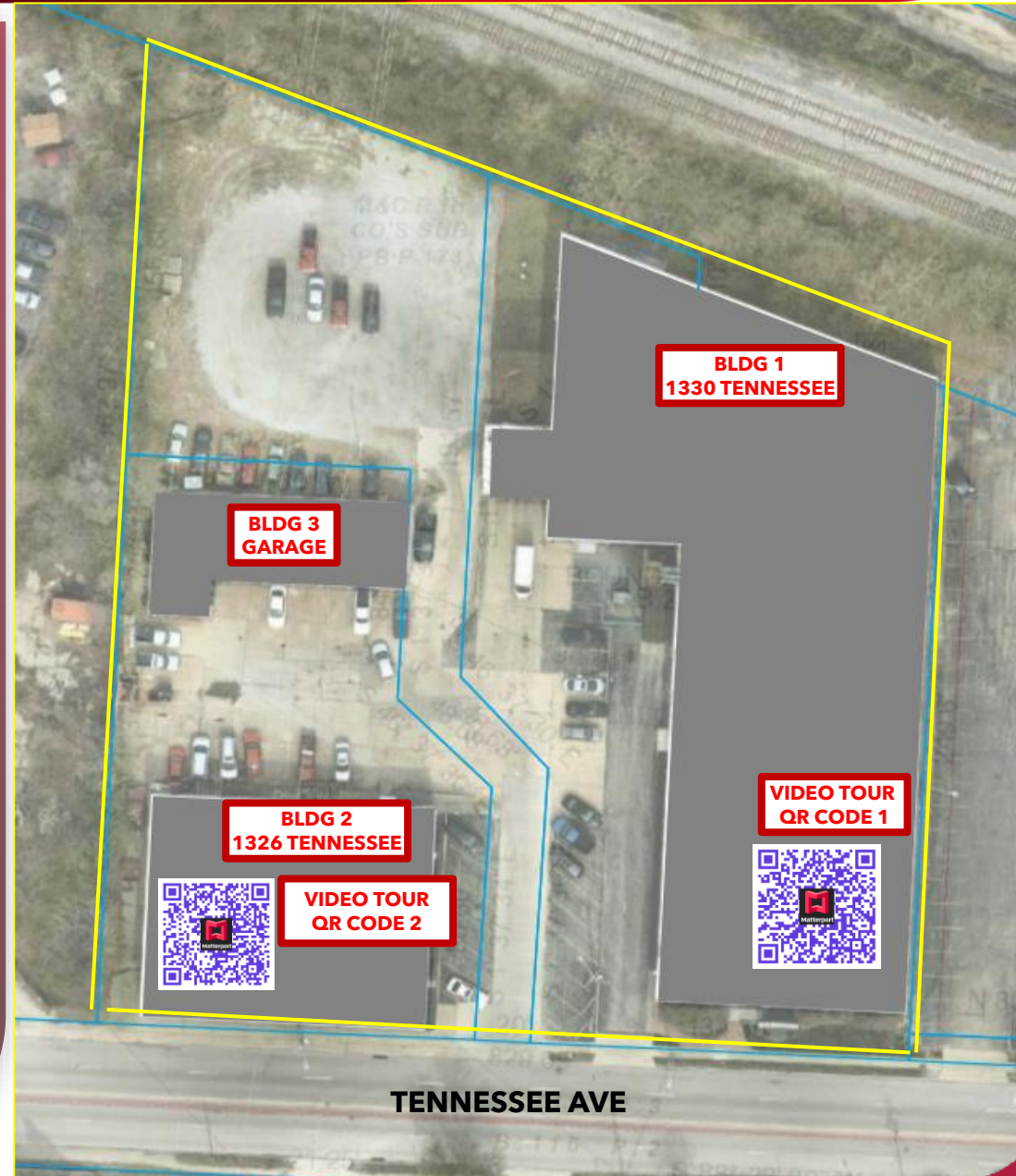
HIGHLIGHTS

52,252 SF on 2.10 Acres

Manufacturing/Warehouse/Office

PRICE: \$2,995,000

- Three Buildings:
 - Bldg 1 38,400 SF Printing Plant, Warehouse
 - Bldg 2 10,614 SF Warehouse & parts storage
 - Bldg 3 3,238 SF 5-Bay Car Repair Shop
- Climate Controlled Production Area
- Executive offices, conference, break room
- Loading Docks, Drive-in doors
- Outdoor Storage and truck parking
- Central Location convenient to I-75 & I-71
- Cincinnati Zoning CG-A GENERAL MFG
- Opportunity Zone
- **Leased thru 12/2023 at below market rents**



TENNESSEE AVE

Gary S. Fisher

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FACT SHEET BUILDING 1

1330 TENNESSEE AVENUE Printing Plant, Offices, Warehouse

Total Building Size:	38,400 sq ft	Sprinklered:	No
Land:	2.10 AC	Heating:	Gas Fired Forced Air
Zoning:	CG-A Manufacture General	Air Conditioning:	Office & Production Areas
Year Built:	1966	Lighting:	T8
Freight Elevator:	High-capacity warehouse only		
Construction:	Brick & Mortar, Metal	Electrical Services:	3 Wire 120-480 Volt 32,690 AMP
Floor Rating:	1,000 lbs. PSF	Gas:	4" Line 4" Valve
Ceiling:	11' to 27'	Parcel ID:	011900030064
Loading Facility:	2 Docks with levelers	County:	Hamilton
Restrooms:	2 Women's – 4 Men's	Opportunity Zone:	Yes

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FACT SHEET BUILDING 2

1326 TENNESSEE AVENUE Warehouse with Dock and lower level Office

		Sprinklered:	No
Total Building Size:	10,614 +/- sq ft	Heating:	Gas Fired Forced Air
Zoning:	CG-A Manufacture General	Air Conditioning:	Office Only
Land:	2.10 AC	Lighting:	T8
Year Built:	1939		
Construction:	2 story Brick and Mortar	Electrical Services:	3 Wire 120-480 Volt
Loading Facility:	Porch dock	Gas:	Yes
Ceiling:	9' to 14'		
Total Building Size:	10,614 sq ft	Parcel ID:	011900030063
Office floor 1 (street):	2,250 sq ft		011900030014
Warehouse floor 2 (rear):	8,364 sq ft		
Restrooms:	2	County:	Hamilton
		Opportunity Zone:	Yes

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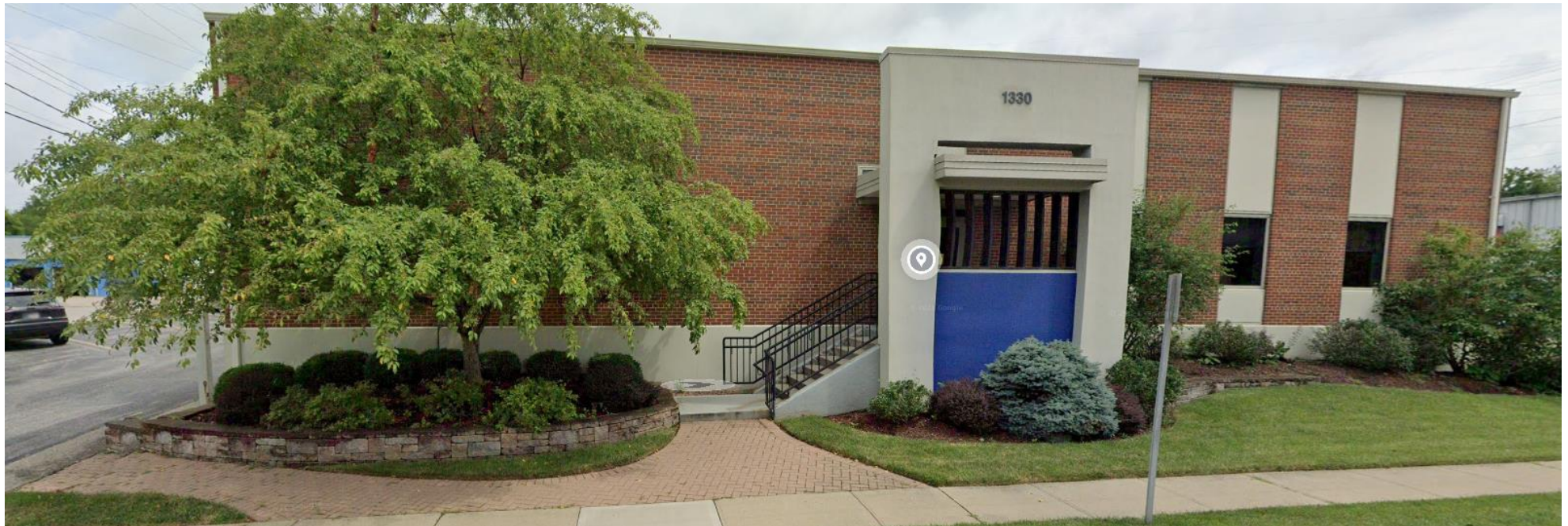
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Leases expire December 2023

PARCELS	ADDRESS	BUILDING	TOTAL SF	ACRES	AUD TMV	TAX/YR	TAX/SF	RENT/SF	RENT/YR
119-0003-0064-00	1330 TENNESSEE	BLDG 1	38,400	1.02	\$923,560	\$28,830.16			\$138,915.00
119-0003-0063-00	1330 TENNESSEE	DRIVEWAY+PARKING		0.49	\$51,950	\$1,624.01			
Sub total			38,400	1.51	\$975,510	\$30,454.17	\$0.79	\$3.62	\$138,915.00
119-0003-0014-00	1326 TENNESSEE	BLDG 2	10,614	0.59	\$433,920	\$10,389.95	\$0.98	\$3.43	\$36,355.20
"	1326 TENNESSEE	BLDG 3 Car Repair Shop	3,238			\$3,169.65	\$0.98	\$3.52	\$11,400.00
Sub total			13,852	0.59	\$433,920	\$13,559.60	\$0.98	\$3.45	\$47,755.20
TOTAL			52,252	2.10	\$1,409,430	\$44,013.77	\$0.84	\$3.57	\$186,670.20



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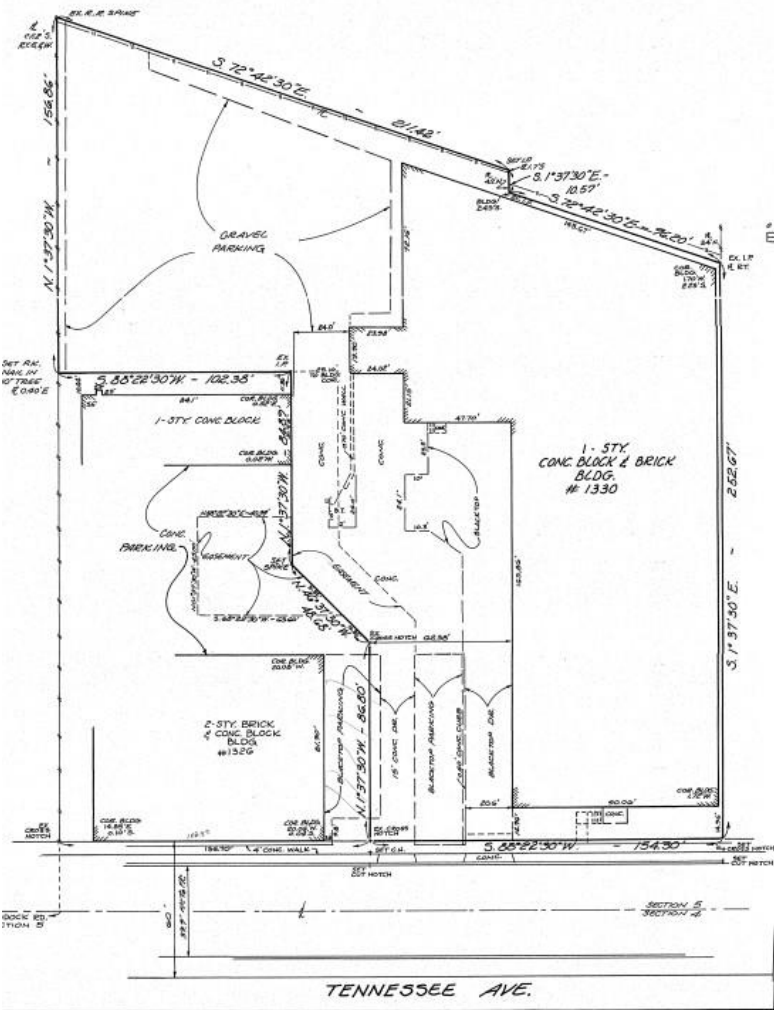


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SITE PLAN



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1330 Tennessee Ave Cincinnati, OH 45229	10 min drive time	20 min drive time	30 min drive time
Population			
2021 Estimated Population	112,671	437,629	897,689
2026 Projected Population	114,156	444,228	910,346
2020 Census Population	112,790	437,253	899,106
2010 Census Population	111,914	428,772	872,242
Projected Annual Growth 2021 to 2026	0.3%	0.3%	0.3%
Historical Annual Growth 2010 to 2021	-	0.2%	0.3%
Labor Force			
2021 Est. Labor Population Age 16 Years or Over	92,890	357,201	724,412
2021 Est. Civilian Employed	61.0%	60.5%	61.0%
2021 Est. Civilian Unemployed	4.0%	4.3%	3.9%
2021 Est. in Armed Forces	-	-	-
2021 Est. not in Labor Force	35.0%	35.2%	35.1%
2021 Labor Force Males	46.7%	47.6%	47.7%
2021 Labor Force Females	53.3%	52.4%	52.3%

Destination Times

- **Downtown** – 9.5 Miles (13 min)
- **Newport** – 10.4 Miles (16 min)
- **CVG Airport** – 22.0 Miles (24 min)
- **I-75** – 1.5 Miles (4 min)
- **I-71** – 2.4 Miles (4 min)
- **I-74** – 6.5 Miles (11 min)
- **Dayton** – 48 Miles (48 min)
- **Columbus** – 102 Miles (1 hr 48 min)
- **Indianapolis** – 113 Miles (1 hr 48 min)
- **Louisville** – 107 Miles (1 hr 39 min)

