

FOR SUBLEASE

2331 TERHUNE ALLEY

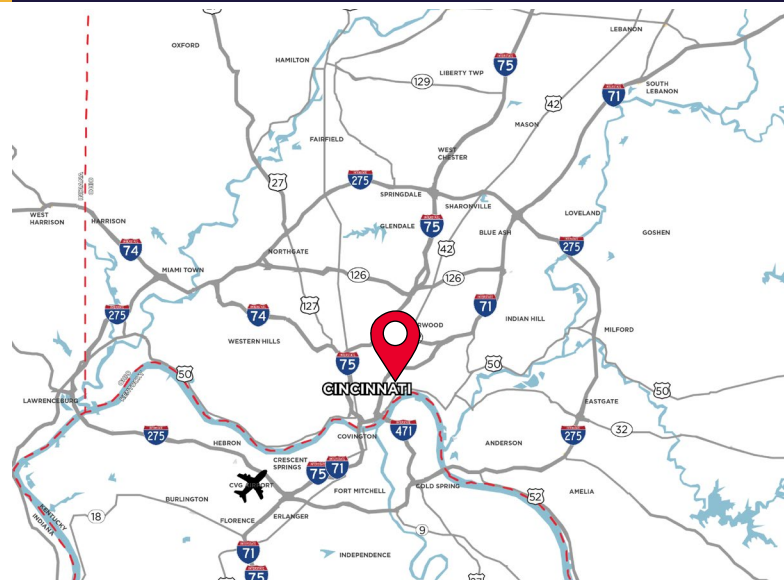
CINCINNATI, OH 45206



INDUSTRIAL WAREHOUSE

LEASE RATE: \$5.00 MG + UTILITIES

- 30,607 SF Total
- (8) Dock Doors
- (2) Drive-in Doors
- Newly Renovated Office
- 2 Floors
- New ADA accessible ramp added in 2025
- Only 5-10 minutes to I-75
- **Sublease through 12/31/31 OR Direct Lease Available**



For more information, contact:

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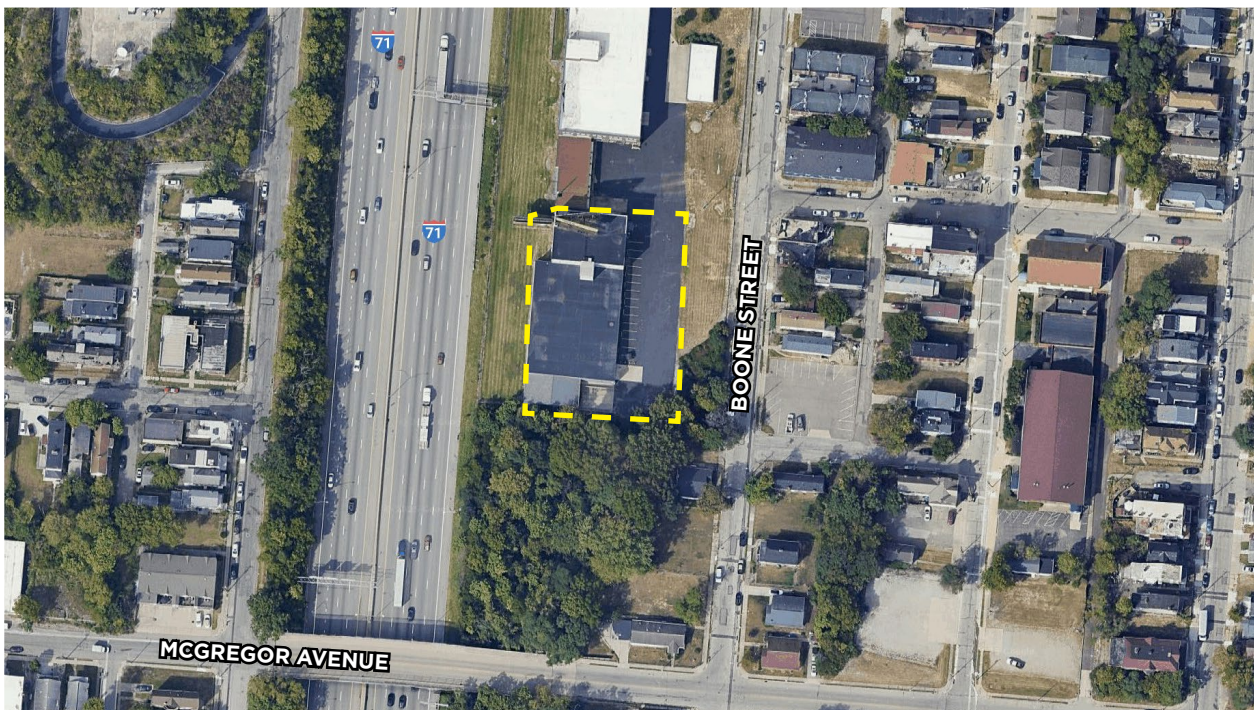
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LOCATION	City of Cincinnati
ACRES	1.2 Acres
AVAILABLE SIZE	30,607 SF
WAREHOUSE SIZE	26,157 SF (Does not include 3rd or 4th floor)
OFFICE SIZE	±4,450 SF
YEAR BUILT	1940
LIGHTING	LED
CLEAR HEIGHT	10' - 20'
SPRINKLERS	Wet
ROOF	Rubber Membrane

DOCKS	(8) Dock Doors; 8'x10' w/ mechanical pit levelers
DRIVE-INS	(2) Drive-in Doors; 14'x16' & 5'x10'
PARKING	20 Parking Spaces
HVAC	A/C in office; Warehouse is heat only
UTILITIES	
ELECTRIC	www.duke-energy.com
GAS	www.duke-energy.com
WATER	www.cincinnati-oh.gov.com
SEWER	www.msdcg.org
TAXES	\$27,900.89 (Based on assessed value \$338,690)

AERIAL



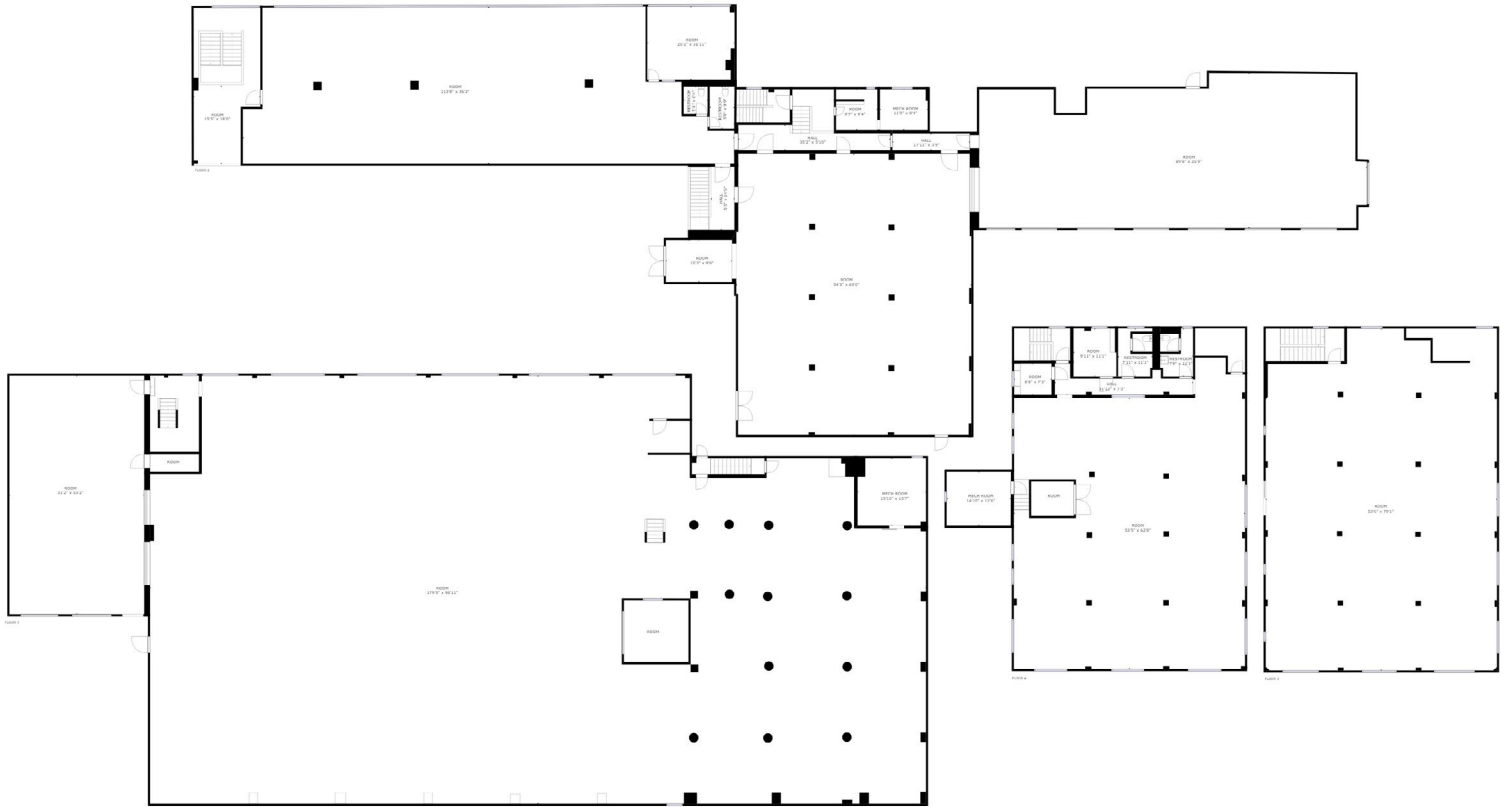
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FLOOR PLAN



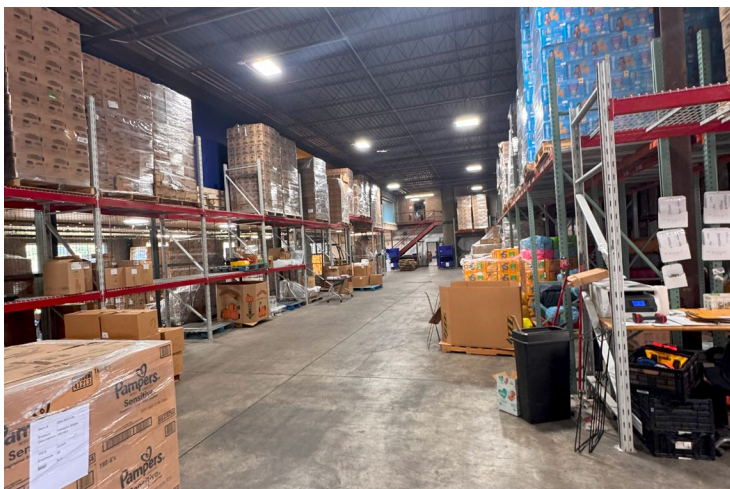
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PHOTOS



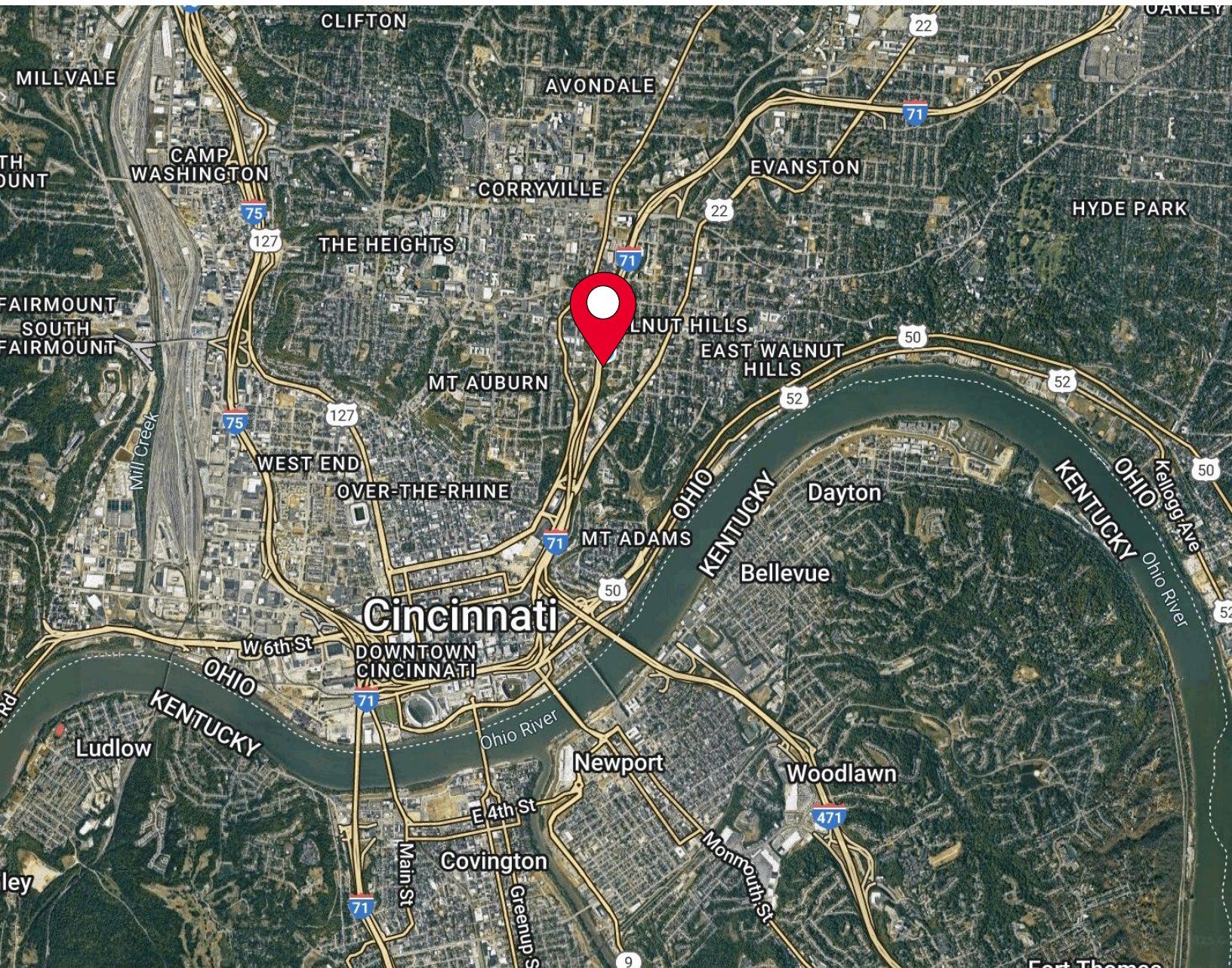
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AERIAL LOCATION



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