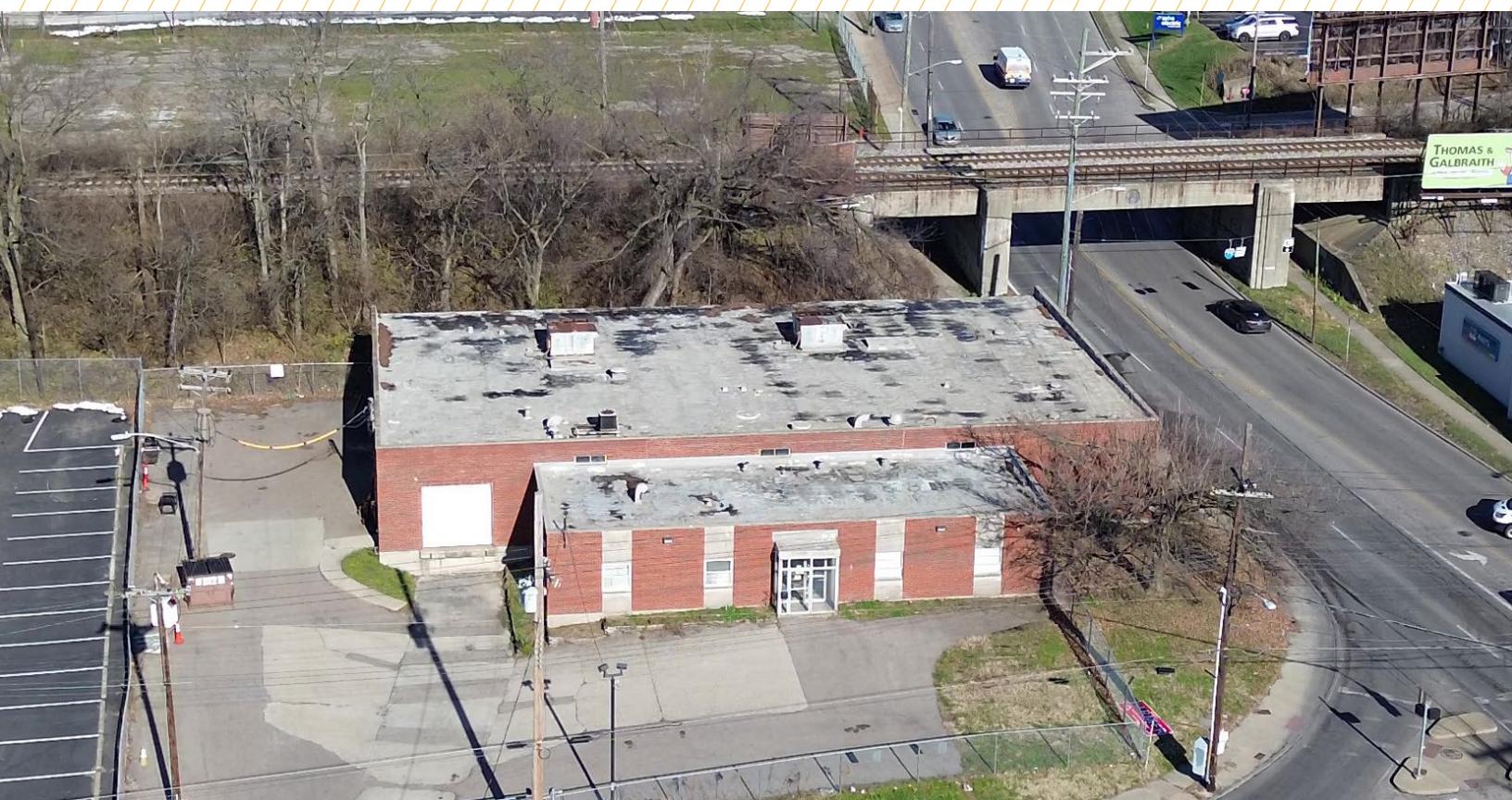


FOR SALE

1384 TENNESSEE AVENUE

CINCINNATI, OH 45229

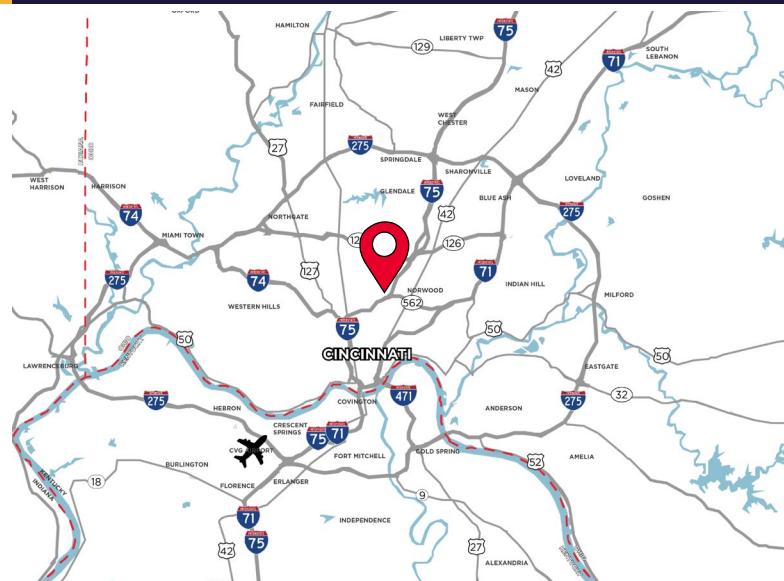
 **CUSHMAN & WAKEFIELD**



FREESTANDING WAREHOUSE

SALE PRICE: \$920,000 (\$92.09/SF)

- 9,990 SF Total
- 1,800 SF Office
- 8,190 SF Warehouse
- 0.59 Acre
- (1) Dock Door
- (1) Drive-in Door



For more information, contact:

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cushmanwakefield.com

FOR SALE

1384 TENNESSEE AVENUE

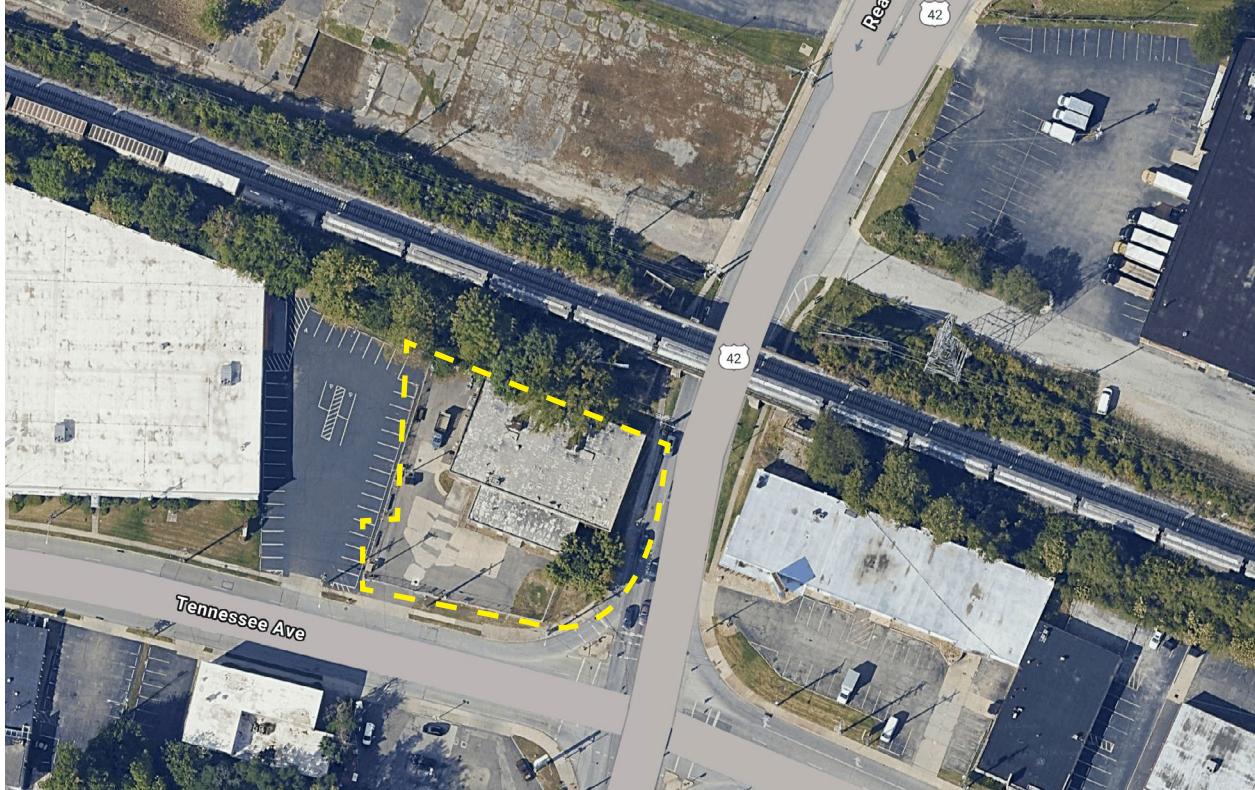
CINCINNATI, OH 45229



LOCATION	City of Cincinnati
ACRES	0.59 Acre
AVAILABLE SIZE	9,990 SF
WAREHOUSE SIZE	8,190 SF
OFFICE SIZE	1,800 SF
YEAR BUILT	1966
ZONING	CG-A-T
CLEAR HEIGHT	14'
CONSTRUCTION	Brick & Block
FLOORS	Concrete
ROOF	Built-up

DOCKS	(1) Dock Door
DRIVE-INS	(1) Drive-in Door
UTILITIES	
ELECTRIC/GAS	www.duke-energy.com
WATER	www.cincinnati-oh.gov
SEWER	www.msdgc.org
PROPERTY INFO	
ANNUAL TAXES	\$10,435.79 (\$1.04/SF) (Based on assessed value \$359,130.00)
COUNTY VALUE	\$359,130.00 (\$35.95/SF)
PARCEL ID	119-0003-0008-00

AERIAL



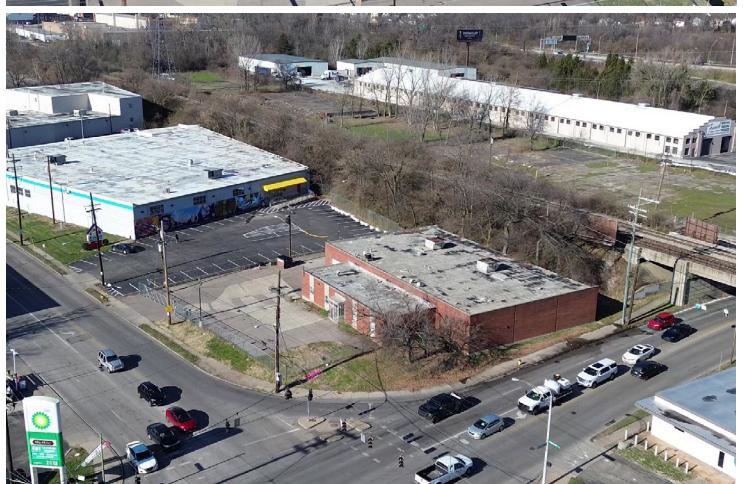
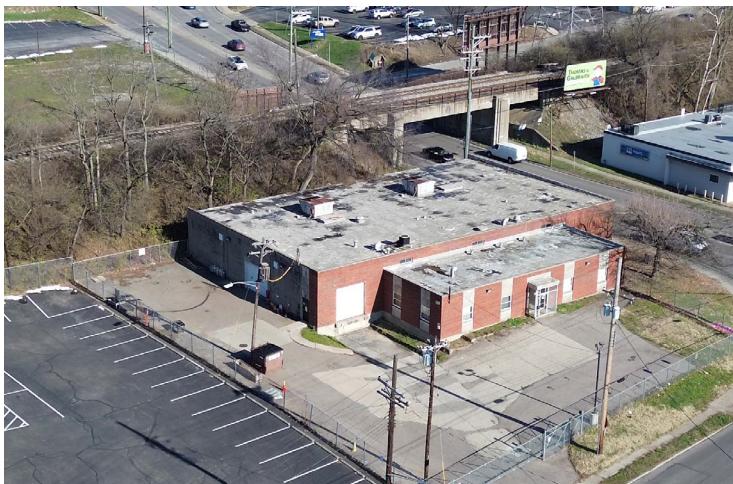
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EXTERIOR PHOTOS



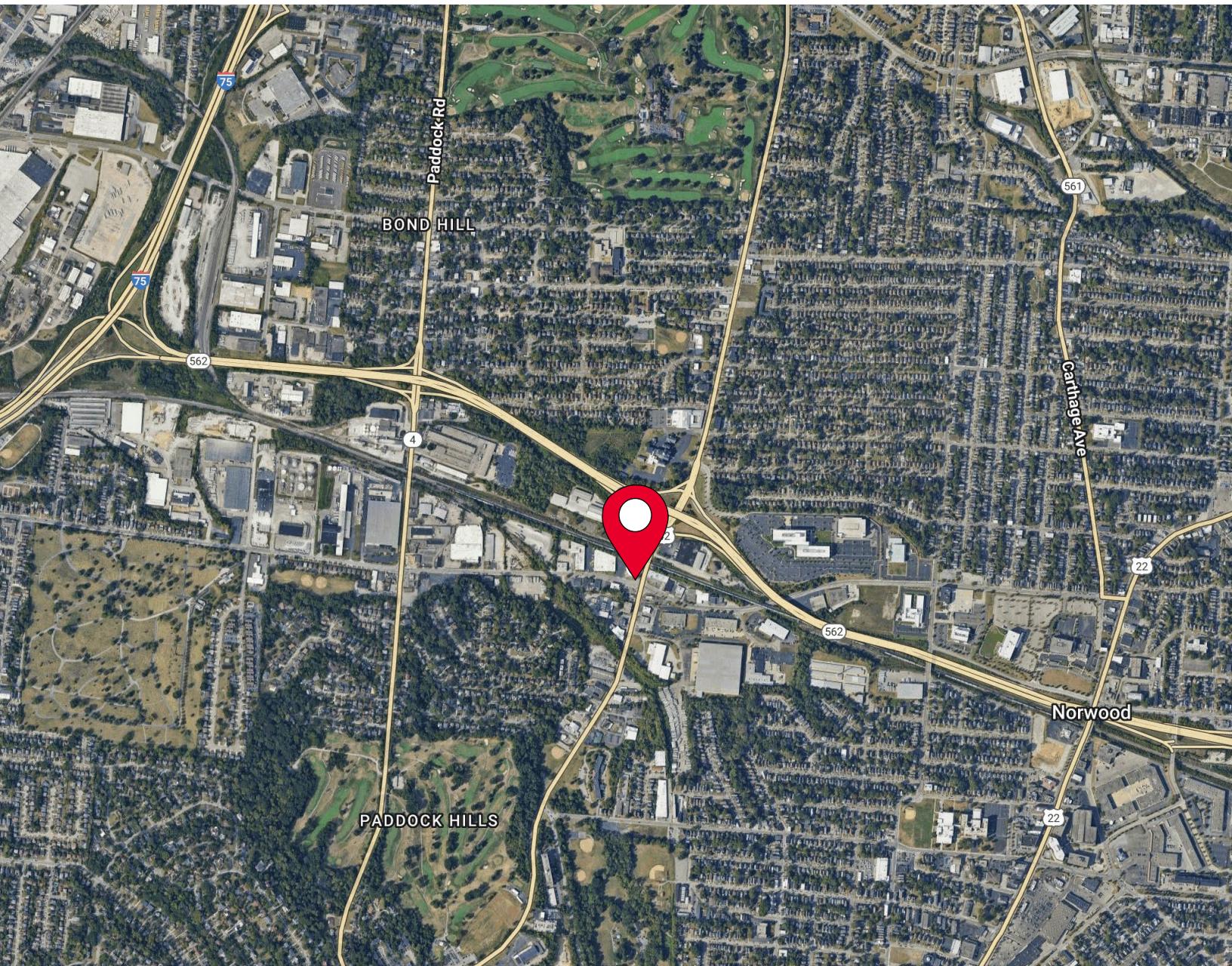
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AERIAL LOCATION



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