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Industrial building with acreage for sale or lease

3011 Stanton Ave | Cincinnati, OH

3011 Stanton Ave is a 78,905 SF freestanding industrial building located on 4.09 acres **in the Central/Midtown submarket** in Cincinnati, Ohio. The property is zoned ML (Manufacturing Limited), providing opportunities for manufacturing, distribution, warehousing, and storage. The site is located near local universities and medical institutions. It is also conveniently placed in close proximity to I-71, offering quick access to downtown and major distribution routes.

LEASE/SALE PRICE: CALL AGENTS

Accelerating success.

PROPERTY SPECIFICATIONS

Total Available SF	78,905 SF • Office: 7,890 SF • Freezer/Cooler: 22,292 SF
Land Acreage	4.09 acres Adjacent Land: 1.45 acres
Zoning	ML (Manufacturing Limited)
Year Built	1947
Docks	12
Floors	2
Freight Elevator	6,000 lb capacity
Clear Height	10', 23.5'
Parking	114 auto parking spots
Power	3 phase, 277/480 volt, 1,400 amps
Sprinkler	Wet
Highway Distance	0.6 miles to I-71

Parcels

065 - 0002 - 0062 - 00	070 - 0001 - 0088 - 00
065 - 0002 - 0066 - 00	070 - 0001 - 0097 - 00
065 - 0002 - 0076 - 00	070 - 0001 - 0101 - 00
065 - 0002 - 0078 - 00	070 - 0001 - 0104 - 00
065 - 0002 - 0079 - 00	070 - 0001 - 0109 - 00
065 - 0002 - 0114 - 00	

HIGHLIGHTS

- Adjacent parking lot
- Proximity to local universities and medical institutions
- Highway accessibility
- Zoned ML: *Click to view permitted uses*



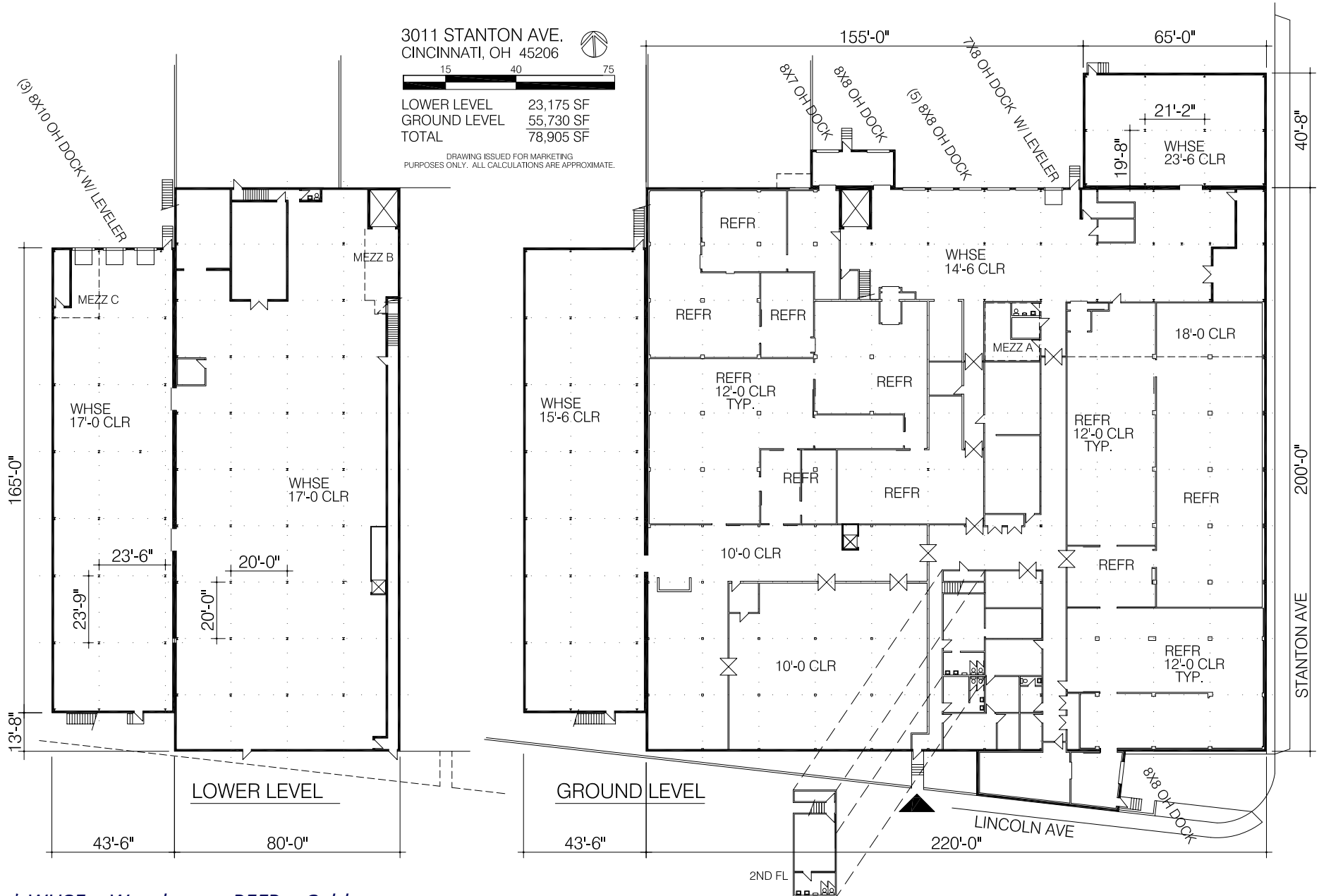
Site Plan

3011 STANTON AVE.
CINCINNATI, OH 45206



LOWER LEVEL	23,175 SF
GROUND LEVEL	55,730 SF
TOTAL	78,905 SF

DRAWING ISSUED FOR MARKETING
PURPOSES ONLY. ALL CALCULATIONS ARE APPROXIMATE.



* WHSE = Warehouse, REFR = Cold space

Parcel Outline

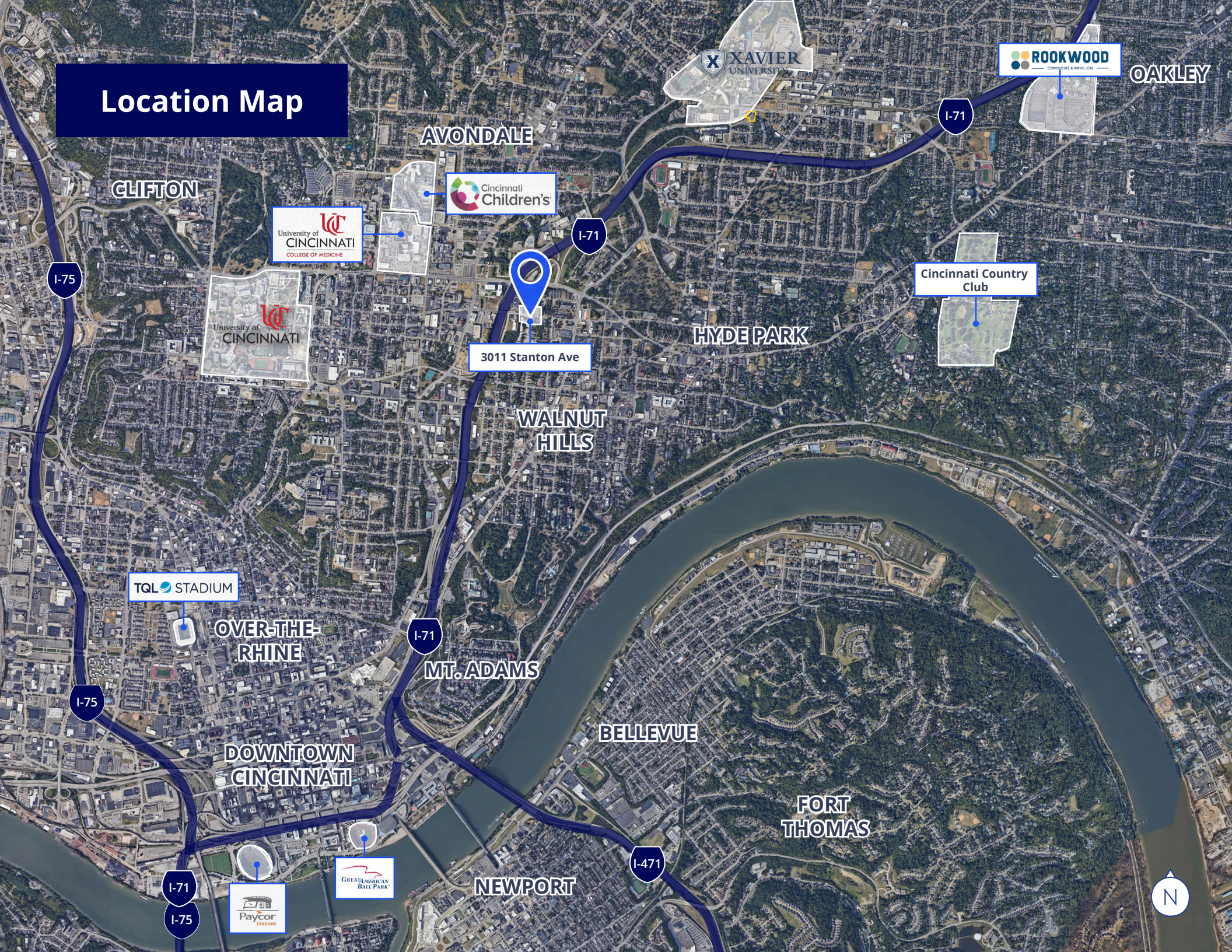


Beecher Street

Stanton Avenue

Lincoln Avenue

Location Map



CLIFTON

AVONDALE

XAVIER
UNIVERSITY

ROOKWOOD
COTTAGES & BAYLICH

OAKLEY

University of
CINCINNATI
COLLEGE OF MEDICINE

Cincinnati
Children's

Cincinnati Country
Club

3011 Stanton Ave

HYDE PARK

WALNUT
HILLS

TQL STADIUM

OVER-THE-
RHINE

MT. ADAMS

DOWNTOWN
CINCINNATI

BELLEVUE

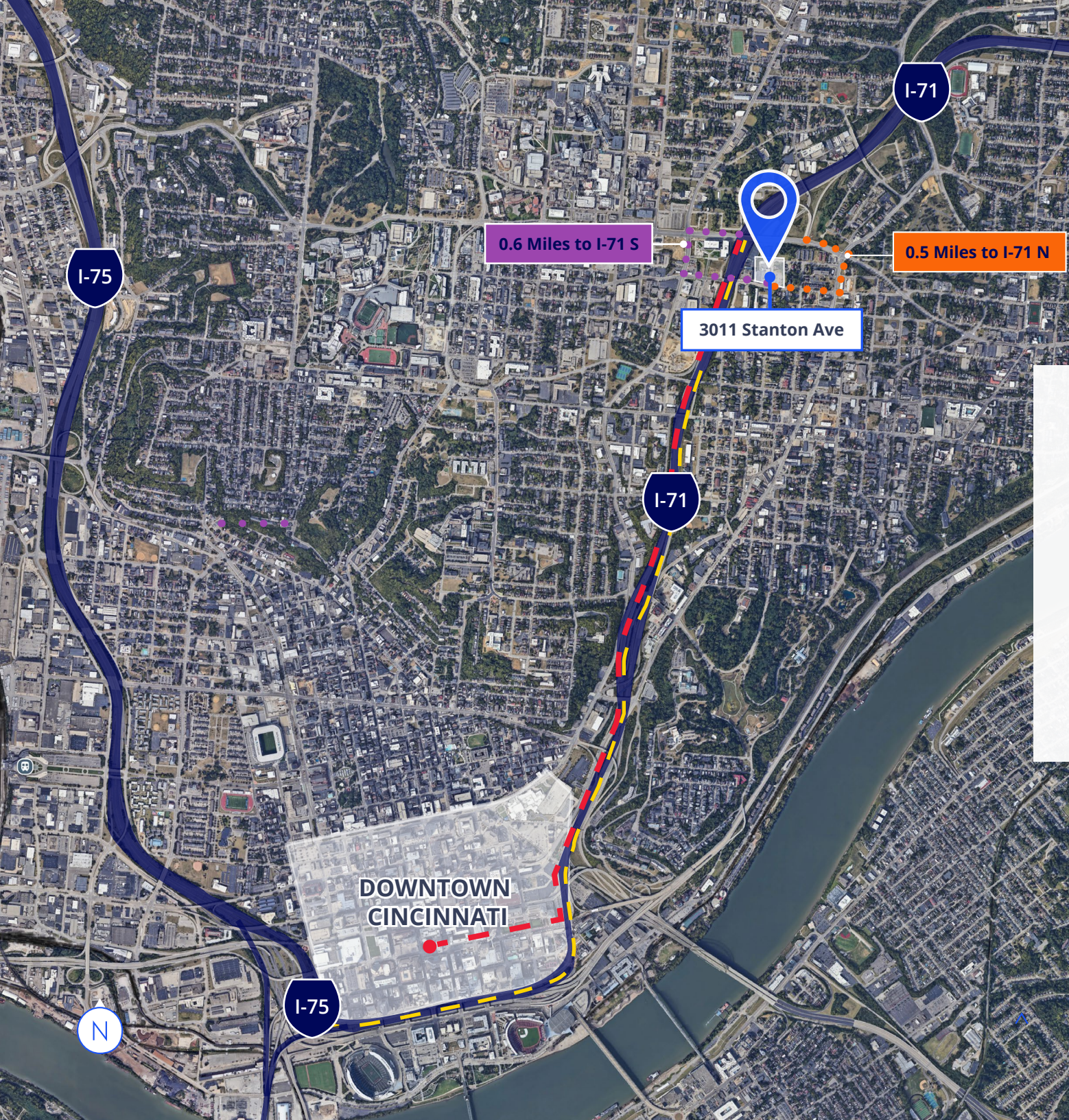
FORT
THOMAS

Paycor
STADIUM

GREAT AMERICAN
BALL PARK

NEWPORT





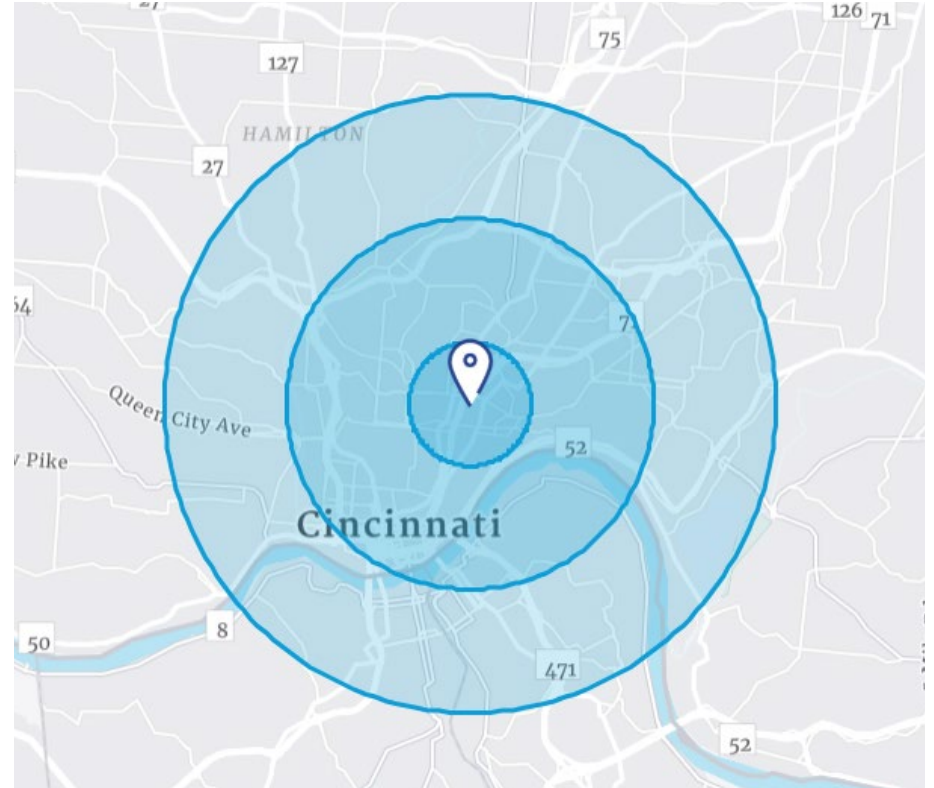
DRIVE TIME MAP

- ● ● ● ● 0.6 Miles to I-71 S
- ● ● ● ● 0.5 Miles to I-71 N
- — — 3.7 miles to Downtown
- — — 4.2 miles to I-75

Daily traffic count per day
along I-71: 154,177 vehicles

Demographics

	1 mile	3 miles	5 miles
 Population	19,838	146,797	320,566
 Population Projection	20,259	150,980	325,266
 Household Income	\$71,953	\$102,639	\$95,930
 Total Businesses	1,209	9,006	15,116





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