# 77,286 SF FOR LEASE







3011 STANTON AVENUE

### **BUILDING SPECS**

BUILDING (SQ. FT.)

±77,286

LAND (ACRES)

±4.09

CLEAR HEIGHT

22'

SPRINKLER SYSTEM

Wet

POWER

1,400a 3P 277/480V

AUTO PARKING

84

**DOCKS** 

10

**FLOORS** 

2

FREIGHT ELEVATOR

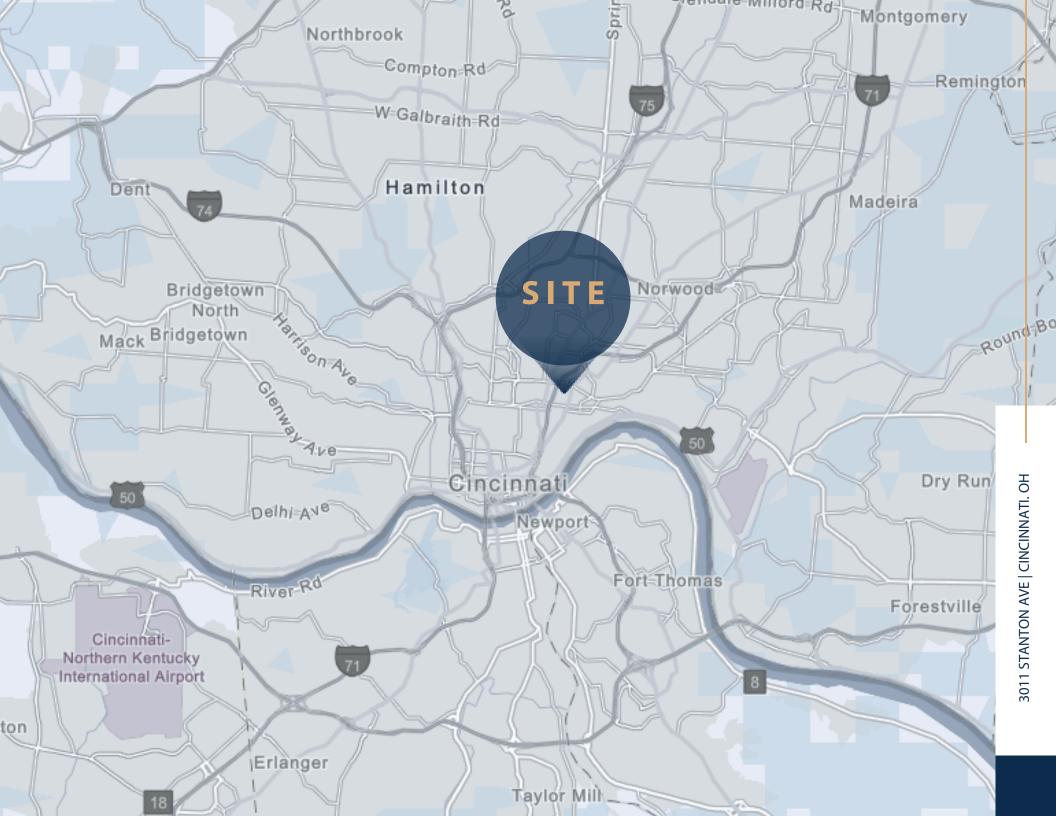
6,000 LB CAP.



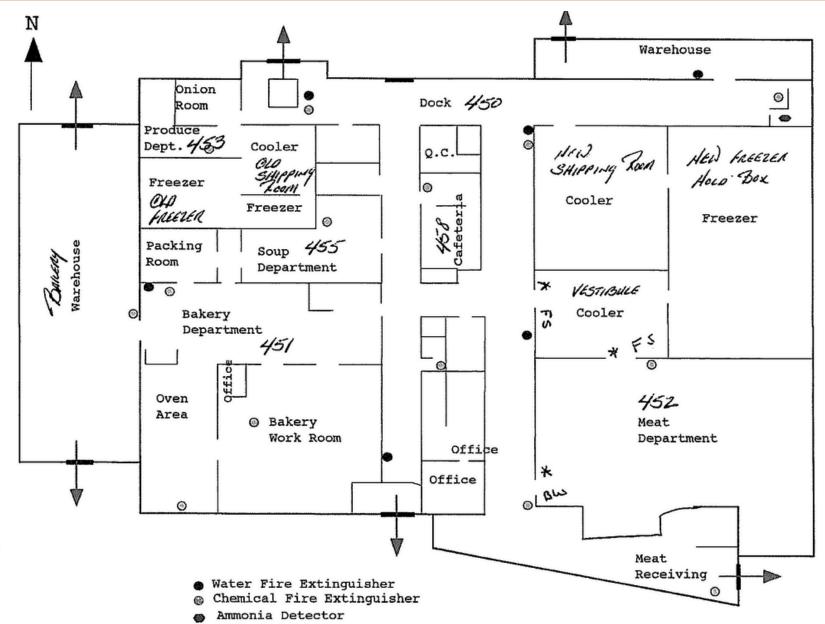






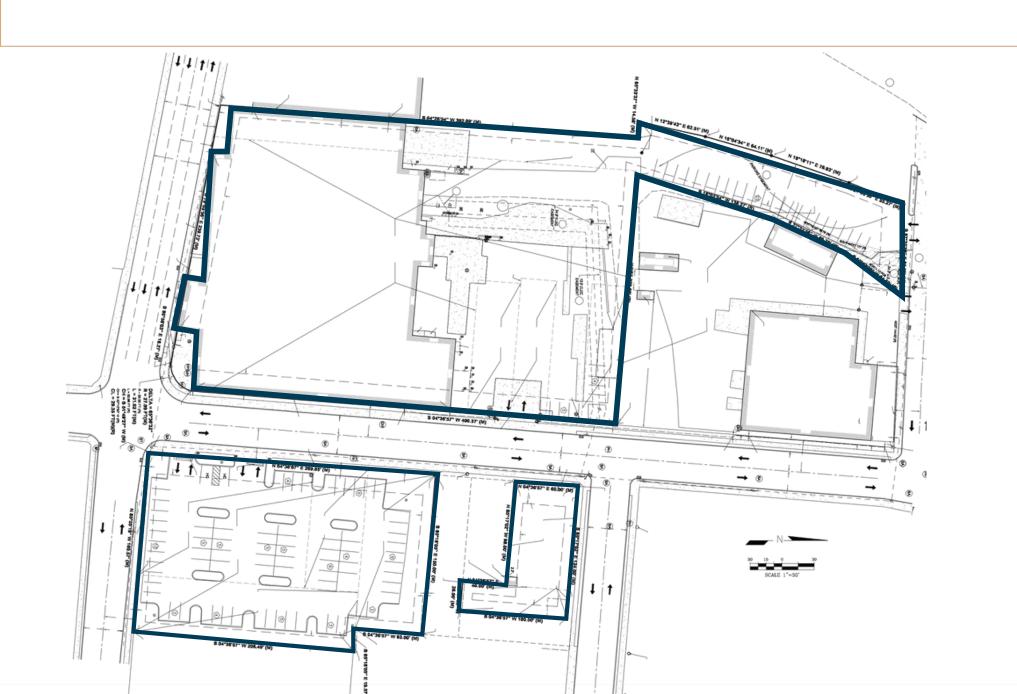


### **SPACE PLAN**



Drawing is not to scale

## SITE PLAN



#### LOCATION

### CINCINNATI

Located in Cincinnati's Walnut Hills industrial corridor, 3011 Stanton Avenue is a ±93,000 SF mission-critical facility featuring dock-high loading, secure fencing, and extensive cold storage infrastructure. Positioned on ±4.06 acres with close proximity to I-71, the site offers seamless access to downtown, major distribution routes, and labor pools. Ideal for logistics, food processing, or cold storage users, the property sits in a highdemand infill location with long-term upside potential.

#### **NEARBY TENANTS**









STRATEGIC MIDWEST ACCESS

49 Mi. 110 Mi. 110 Mi.



### **CONTACT US**

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