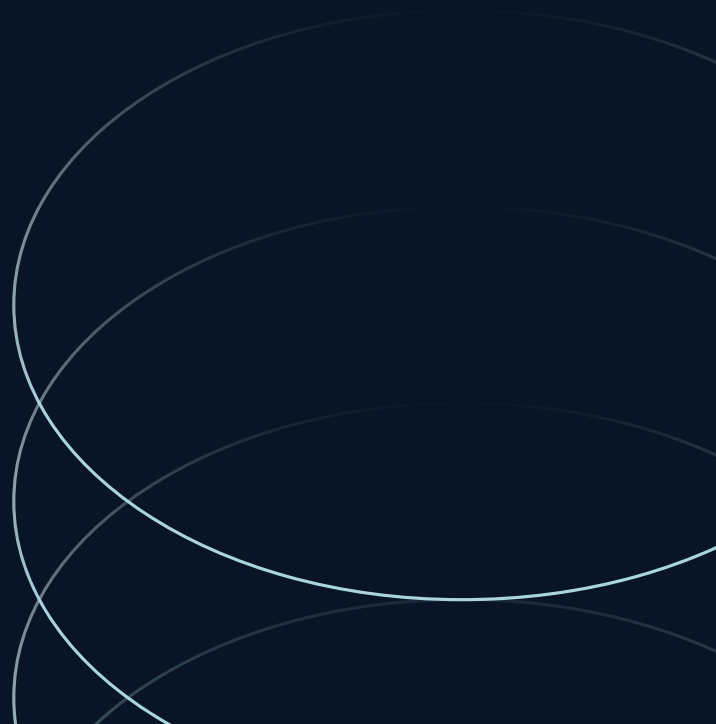
 **JLL** SEE A BRIGHTER WAY

For sale

754 Old State Route 74,
Cincinnati, OH 45246



Building overview

Rare opportunity on the east side of Cincinnati. This consistently occupied building could be your next investment opportunity or be the perfect building for an owner occupant looking for their own space with the ability to supplement overhead and plan for growth.

Property summary

RBA	Approx. 21,000 SF RBA
Municipality	Union Township, Clermont County
Earnings Tax	0%
Built	1990
Tenancy	Multiple
Asking rent	Withheld
Clear height	18' Clear Span
Drive-ins	None
Docks	3 exterior
Levelers	None
Parking spaces	3/1,000 SF

756 Old SR 74 Brochure

Neighboring vacant land property (756 Old SR 74) totaling 1.55 acres is also for sale.

Features:

- Incredible access to SR 32 & I-275
- Fully conditioned building
- Versatile layout
- Building well-maintained
- Exceptional visibility



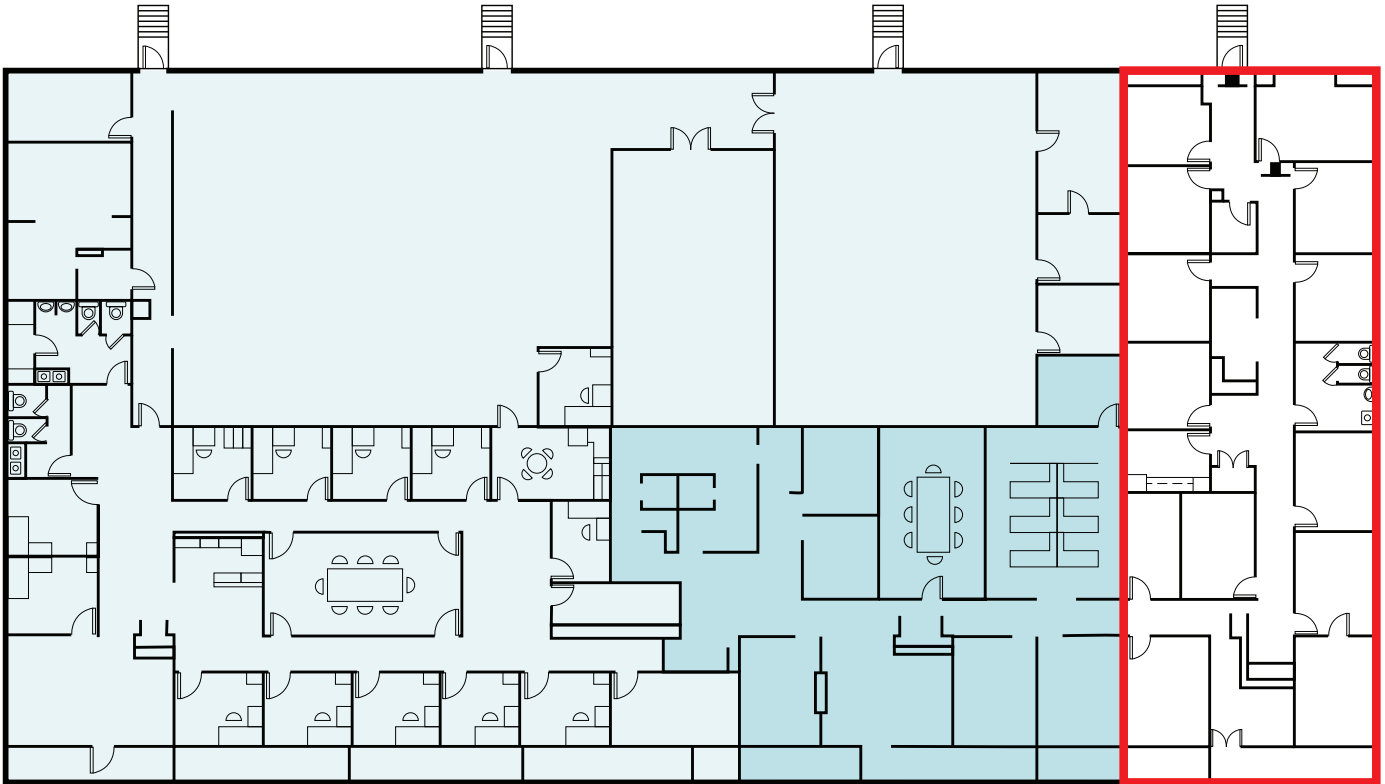
Airport

Cincinnati/Northern Kentucky International
under 30 min drive



Approximately 20,000 SF

Flex building - Parcel # 413105F163



Property details:



Land area
1.64 AC (71,438 SF)



Power
3p



Parcel
41-31-05F-163

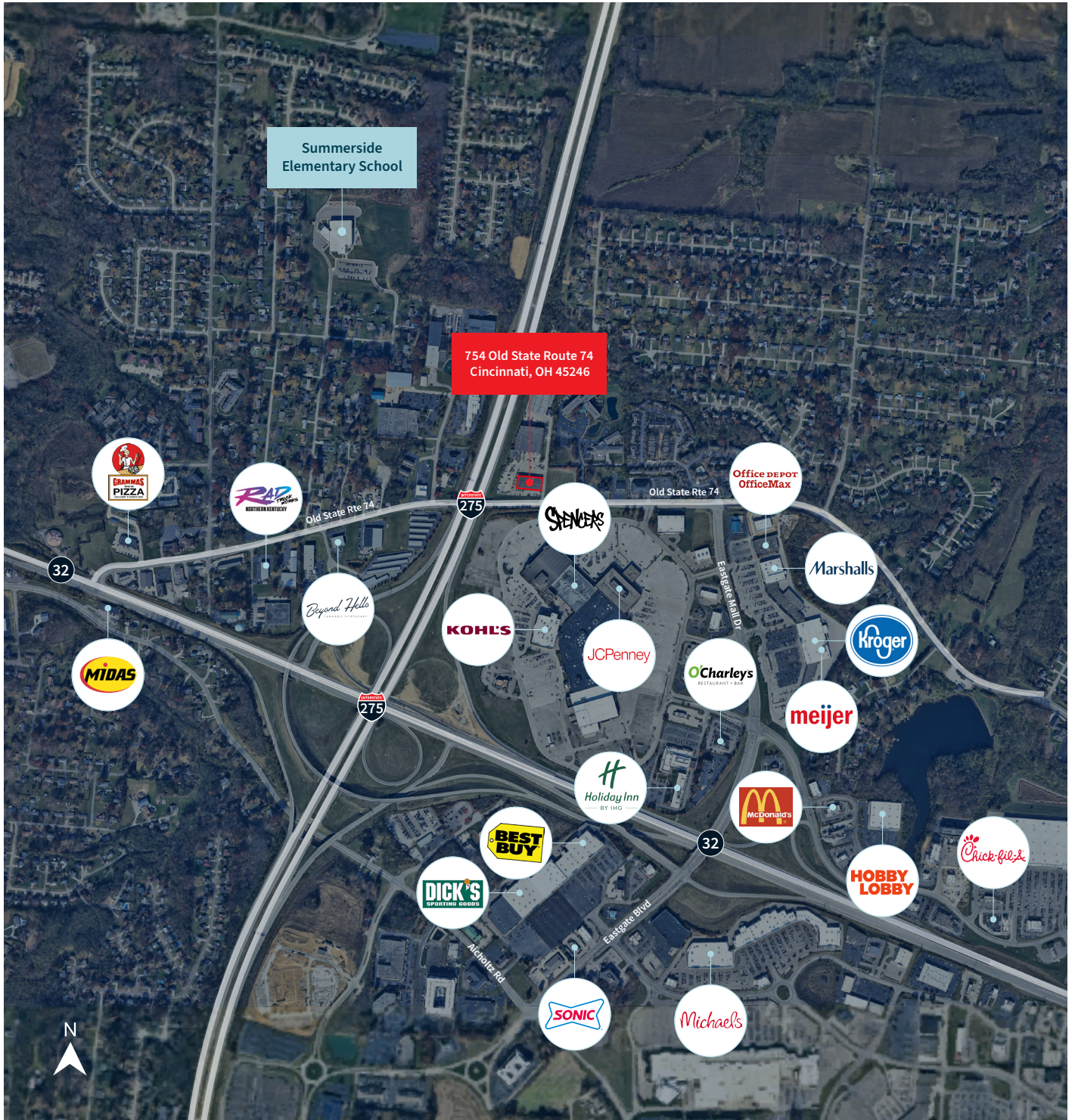


Building
FAR 0.28



Zoning:
Planned Unit Commercial

Amenities Map



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