

Central/ Midtown Three Building Complex

51,000 SF | 1.66 Acres



443 Morgan St
> 19,000 SF

447 Morgan St
> 13,000 SF

2336 Iowa Ave
> 19,000 SF

FOR SALE > 19,000 SF OFFICE BUILDING

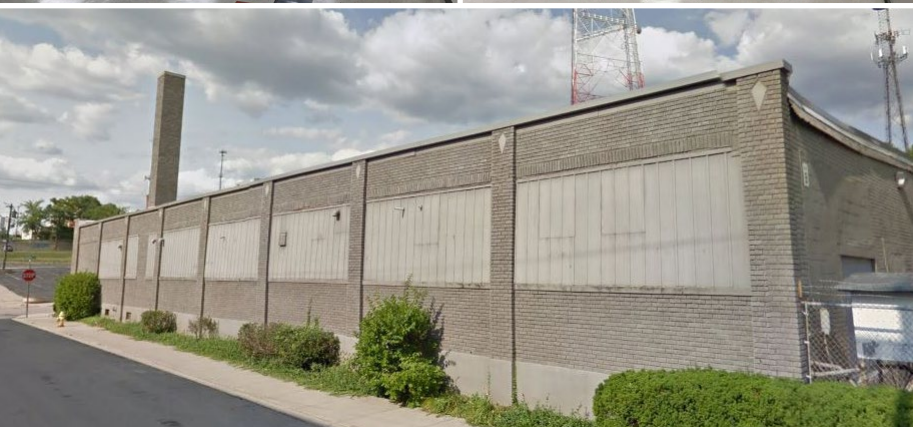
443 Morgan Street

CINCINNATI, OHIO 45206



Building Features

- > .69 acre site
- > 19,000 SF total
 - > 2,000 SF office
 - > 17,000 SF with dropped ceiling and full A/C
- > Sprinklered - fully
- > Power "runs" throughout
- > Off-street parking
- > Central location
- > Sale price: \$580,000



Contact Us

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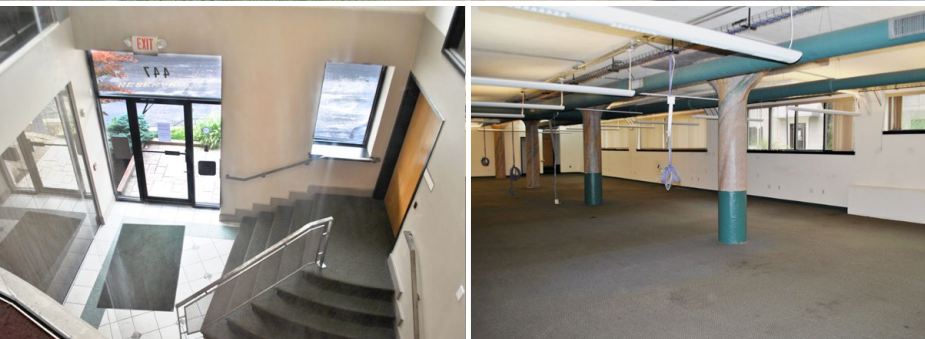
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FOR SALE > 13,000 SF OFFICE BUILDING

447 Morgan Street

CINCINNATI, OHIO 45206



Building Features

- > 13,000 SF on two floors
- > 12' open ceilings with spiral duct air distribution
- > Two story entry
- > Abundant natural light
- > Renovated in 2001—mechanical systems and finishes
- > Freight elevator and loading dock
- > Masonry exterior and reinforced concrete structure
- > Sale price: \$611,000

Convenient Location

- > Central location, easy come and go via I-71
- > Minutes to downtown, major hospitals, and the University of Cincinnati
- > Convenient surface parking

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FOR SALE > 19,000 SF INDUSTRIAL BUILDING

2336 Iowa Avenue

CINCINNATI, OHIO 45206



Building Features

- > 19,000 SF total
- > 2 drive-in doors - 12' x 14' and 10' x 10'
- > 25 parking spaces
- > Next to Lighthouse Services (new facility), United Way, Cincinnati Public School, Union Bethel College, Anna Louise Inn, Hoxworth, Union Institute University
- > .694 acre site
- > Sprinklered - wet
- > Fully air-conditioned/heated
- > Power "runs" throughout
- > Minutes to downtown Cincinnati, University of Cincinnati, Hospitals and Interstate
- > Sale price: \$525,000

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