

## Site Info

- Municipality:  
City of Cincinnati
- Zoning: ML
- Parcels: Three
- Year Built: 1930
- Land Area: 0.39 Ac
- Building Size:  
14,892 SF
- Construction:  
Brick and Block
- Office: 1,479/sf
- Warehouse: 13,413/sf
- Drive In Doors: Two
- 2' High Dock: One
- Ceiling Height:  
10'-12'
- Floor Drains
- Access to  
I-74 and I-75
- Roof: Rubber
- Gas: Duke
- Electric: 3Ph 240v
- Water: CWW
- Sewer: MSD
  
- Lease Rate:  
\$3,100/m MG
- Sales Price: \$219,000

*The information contained herein has been obtained from sources we deem reliable. We have no reason to doubt but don't guarantee its accuracy*

# For Sale or Lease

## 1640 Hoffner St 45223

Hamilton County Auditor Info:

Book: 194

Page: 0012

Parcels: 0205, 0208, 0214



## Contact: Kevin Dwyer

**DWYER**  
COMMERCIAL REAL ESTATE LLC

2928 Colerain Ave Ste 100  
Cincinnati OH 45225

513.784.1776  
www.dwyercre.com