

FOR SALE

INDUSTRIAL/FLEX BUILDING | \$750,000

2050 SPORTY'S DRIVE, BATAVIA, OH 45103

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PESOLA
ADVISORS GROUP



COLDWELL BANKER
COMMERCIAL

The Offering: A scalable HQ Designed for Growth

Pesola Advisors Group is proud to present 2050 Sporty's Drive, an 8,647-square-foot industrial headquarters designed for an owner-user ready to scale. The 7,747-square-foot main facility is optimized for seamless logistics with three dock doors and two drive-in doors, while an additional 900-square-foot garage adds immediate operational flexibility. This 2.19-acre site offers a strategic financial advantage, featuring a month-to-month tenant that provides instant rental income to offset costs while you grow. Positioned near State Route 32 and Clermont County Airport, it is the perfect long-term home for an ambitious brand

Ideally positioned for high-growth ventures, this location provides the connectivity an ambitious brand needs to reach the Cincinnati market and beyond. The property sits directly adjacent to the Clermont County Airport, offering a unique logistical edge for founders focused on regional distribution or aviation-linked operations. With its high-visibility footprint in Batavia's commercial core and Industrial-Office (IO) zoning, it serves as a strategic base for any entrepreneur looking to own their market rather than just rent a space.

The Entrepreneur Snapshot

Flexible Zoning: IO Industrial-Office in Batavia Village

Asset Class: Class B Industrial Production Facility

Infrastructure: 3-Phase Power and LED 4-Strip Lighting for high-output operations

Cold Storage: Existing Walk-in Cooler and Walk-in Freezer for specialty food/beverage ventures. Could be removed and converted to additional warehouse space.

Logistics: Five total bays (3 Docks / 2 Drive-ins) to handle a relentless supply chain

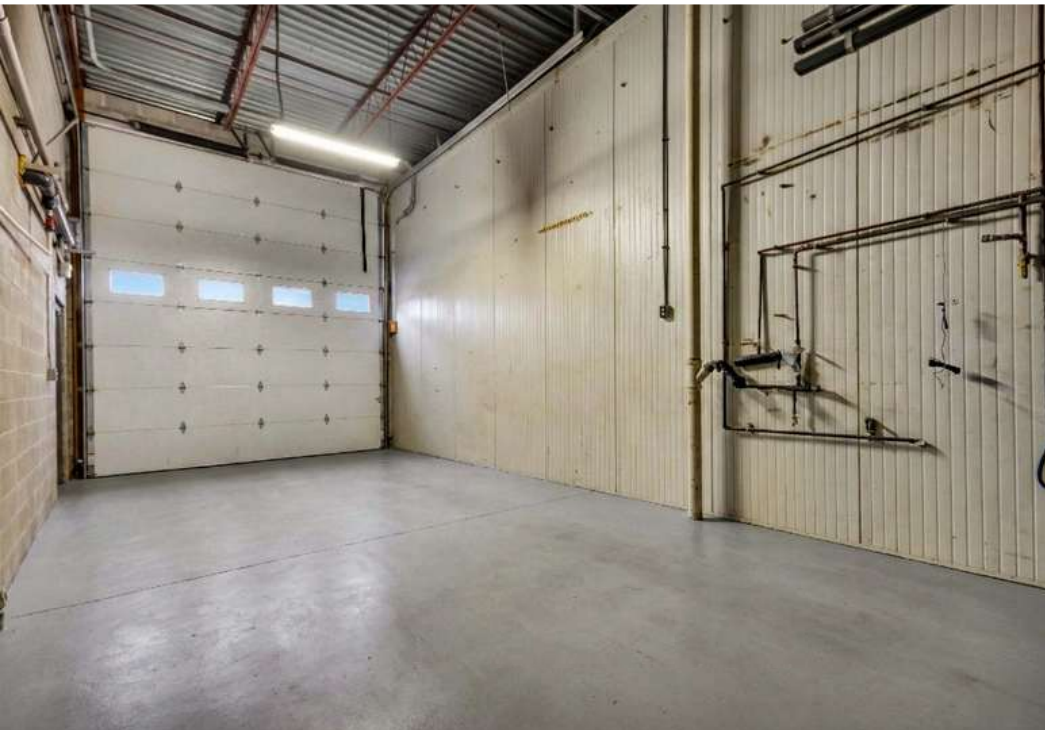
Expansion Potential: 2.19 acres provides ample room for additional builds or outdoor storage

Financial Advantage: \$750,000 asking price with built-in auxiliary rental income



2050 SPORTY'S DRIVE
2.19 ACRES









3 MILE
5 MILE
10 MILE
POPULATION

36,858

80,927

226,043

**AVERAGE HOUSEHOLD
INCOME**

\$86,672

\$85,914

\$100,345

**NUMBER OF
HOUSEHOLDS**

14,750

32,856

89,668

MEDIAN AGE

38.8

39.8

41

TOTAL BUSINESSES

978

3,204

9,255

TOTAL EMPLOYEES

11,087

32,847

82,026



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Pesola Advisors is a commercial real estate team with Coldwell Banker Commercial, specializing in strategic advisory, leasing, and investment sales. The group focuses on delivering tailored solutions to landlords, tenants, and investors by combining market expertise with a hands-on, deal-driven approach. Pesola Advisors is committed to maximizing value for clients through thoughtful execution, strong relationships, and a deep understanding of local market dynamics.

