

PIA COMPLEX

5623 Montgomery Rd, Cincinnati, OH 45212



PROPERTY DESCRIPTION

Extremely flexible possibilities for industrial leasing needs. This versatile property offers a multi-building layout with adaptable square footage that can be divided to suit various industrial needs. With expansive storage space and a customizable layout, this property is ideal for low-cost industrial leasing, providing a functional environment for a range of industrial activities. Whether it's manufacturing, distribution, or storage, this property offers flexibility and cost-effective solutions tailored to your business needs. Embrace the potential of this dated yet functional industrial space and make it the home for your industrial operations.

PROPERTY HIGHLIGHTS

- Multi Building Property-Sq Footage can be Divided
- Versatile Layout
- Private facility
- Fenced
- Private access entrance
- Expansive Storage Space

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	3,000 - 77,000 SF
Lot Size:	1.55 Acres
Building Size:	77,000 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	402	1,891	7,552
Total Population	646	3,345	15,313
Average HH Income	\$77,387	\$75,591	\$83,085

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DERRICK PLUNKETT

Commercial Senior Director
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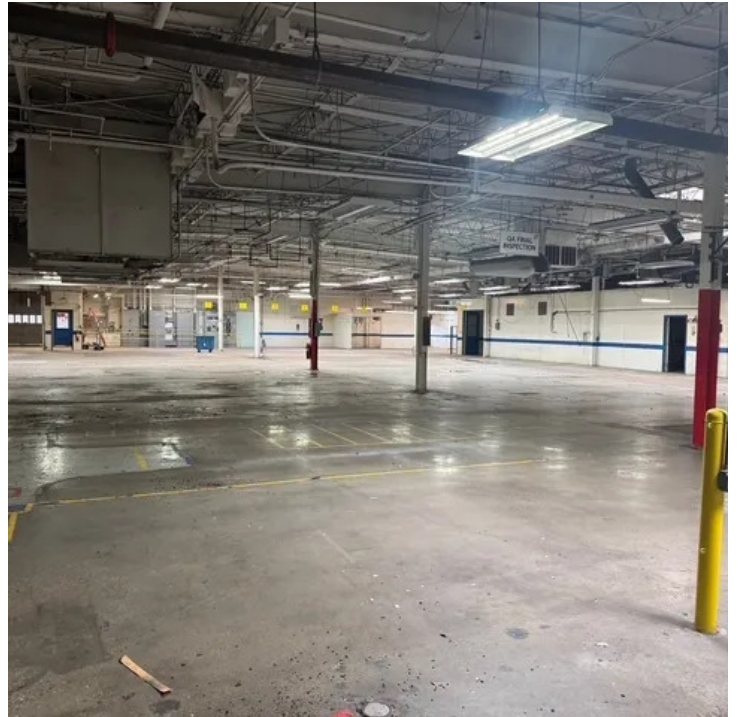
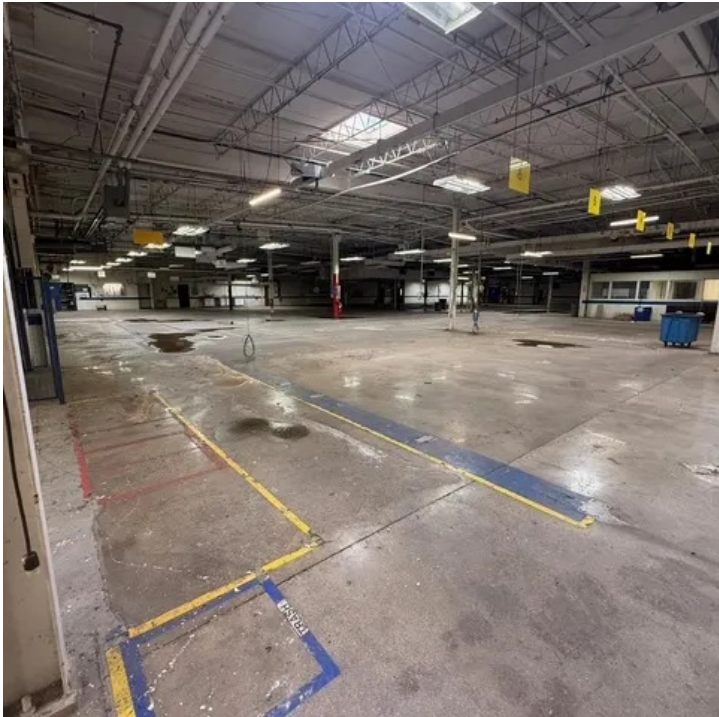
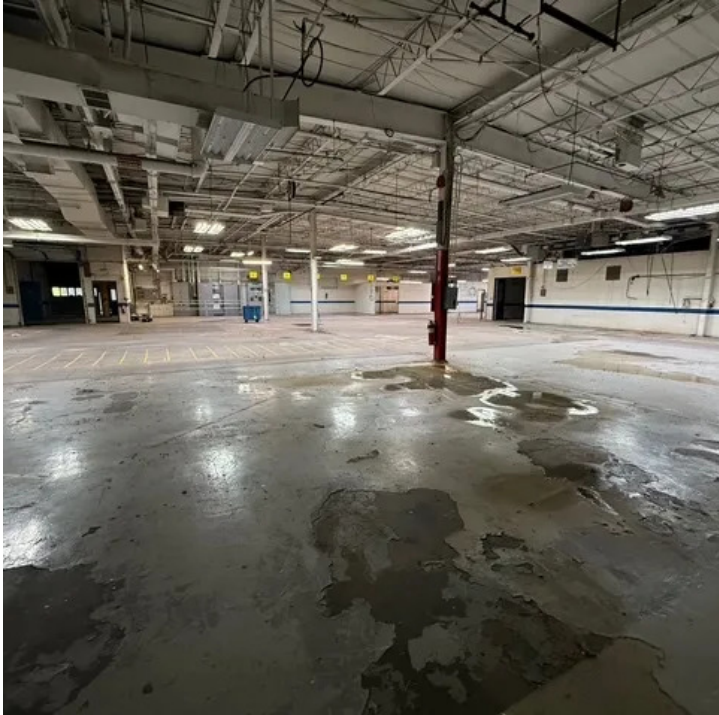
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 7210 Turfway Road
 Florence, KY 41042

INDUSTRIAL FOR LEASE



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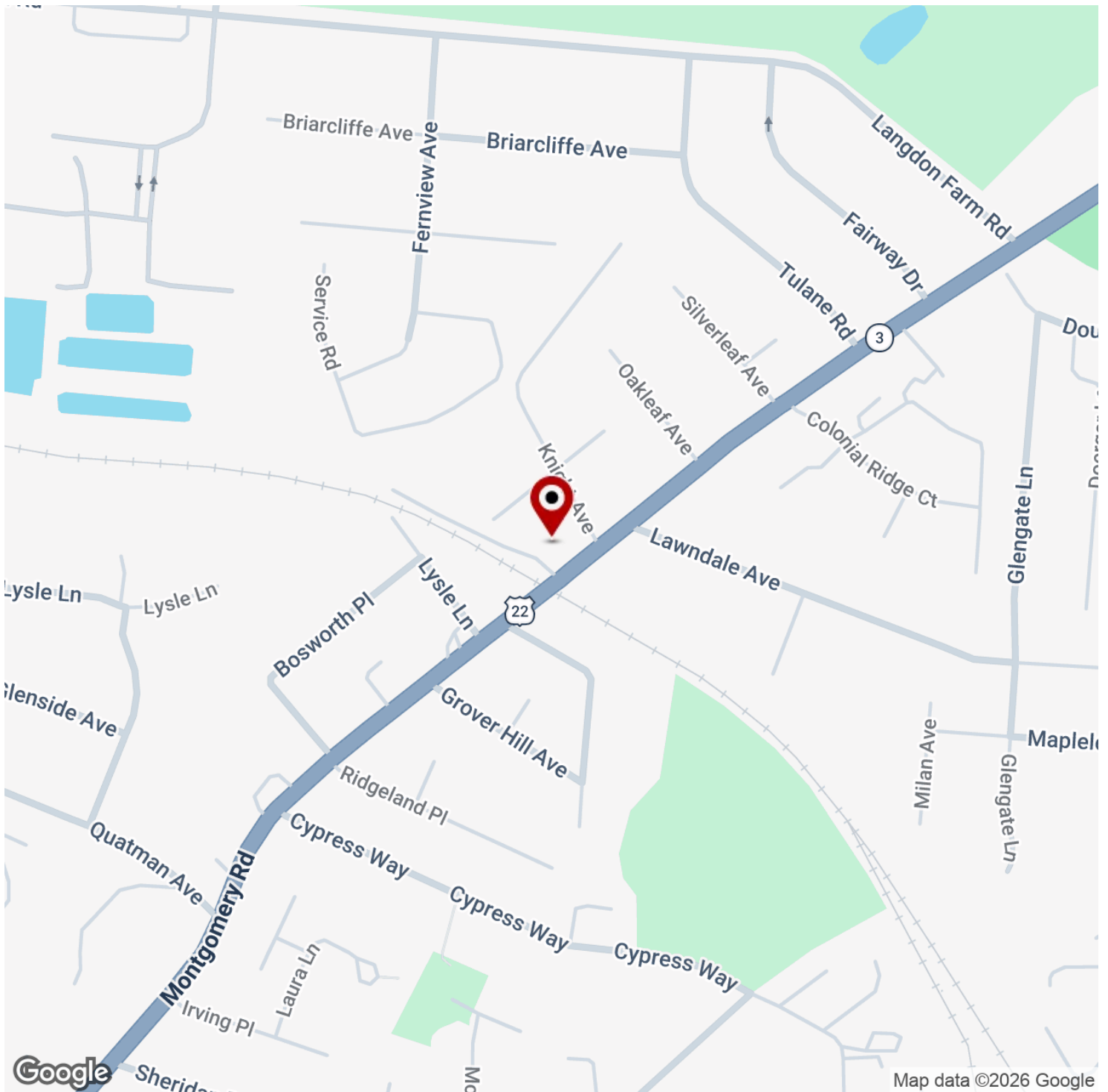
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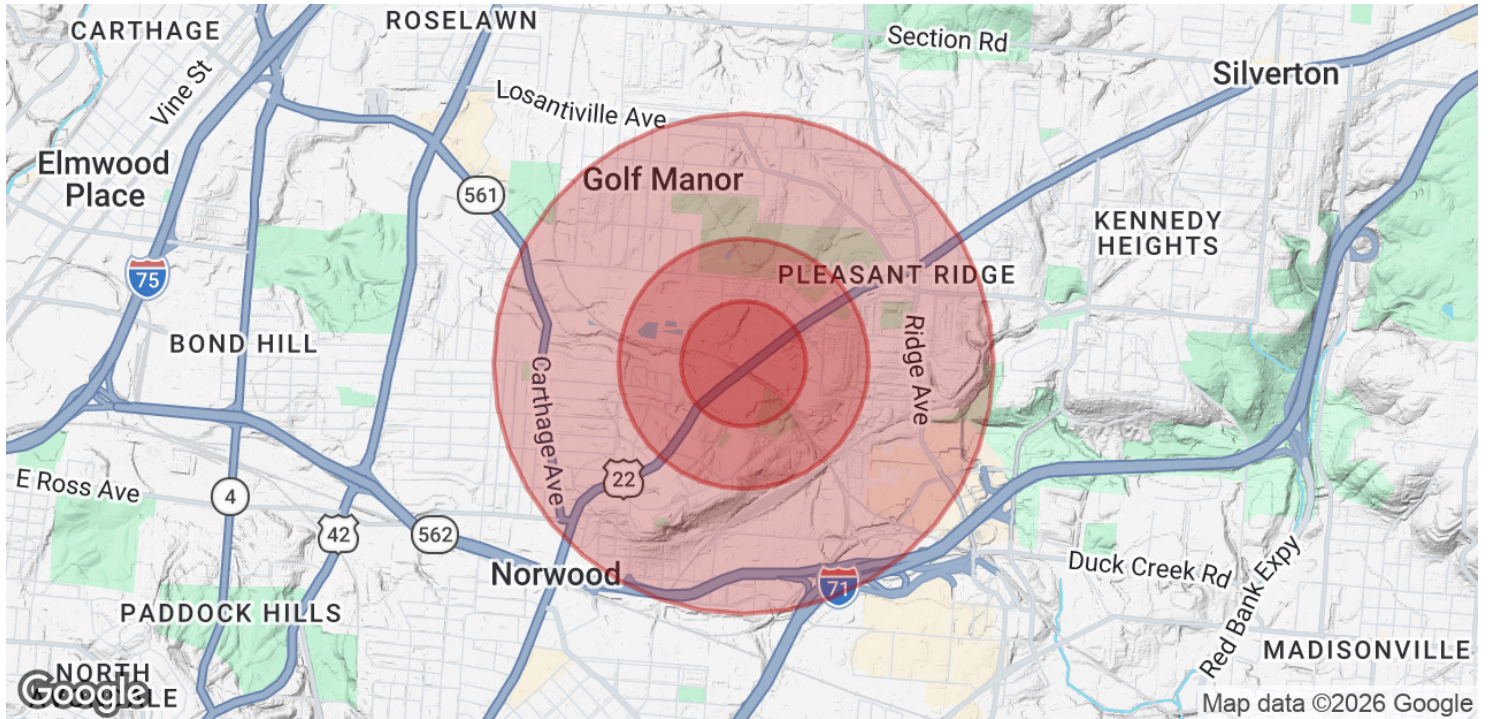
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	646	3,345	15,313
Average Age	39.3	38.0	35.5
Average Age (Male)	38.7	39.8	34.8
Average Age (Female)	41.1	38.3	37.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	402	1,891	7,552
# of Persons per HH	1.6	1.8	2.0
Average HH Income	\$77,387	\$75,591	\$83,085
Average House Value	\$257,987	\$244,039	\$226,354

2023 American Community Survey (ACS)

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