

30 Illinois Avenue

Cincinnati, Ohio 45215

Commissary Kitchen/Food Production

FOR SALE or LEASE



FOR MORE INFORMATION:

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FEATURES

- Commissary Kitchen / Food Production Facility
- 9,263 SF For Sale or Lease
- Central Greater Cincinnati Location with Convenient Access to I-75 and I-71 via Ronald Reagan Highway
- Large Fenced Outdoor Area
- Outbuilding with Electric Service and a 10' x 10' Overhead Door
- Updated Floor Drains
- Would Convert to General Purpose Use



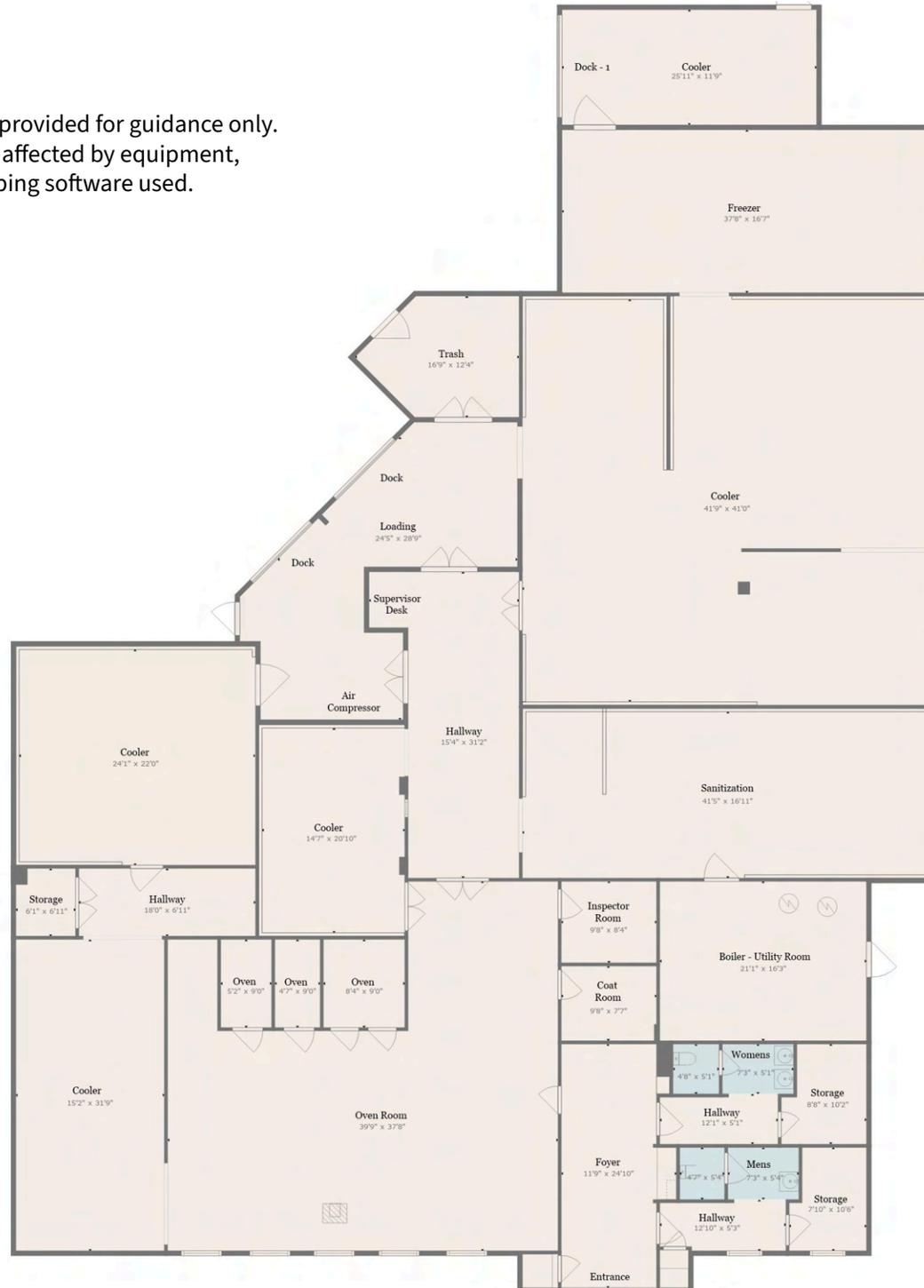
DETAILS

COUNTY	Hamilton	DRIVE-IN DOOR	None
MUNICIPALITY	City of Reading	COMPRESSED AIR LINES	Yes
PARCEL ID	671-0011-0065-00; 671-0011-0072-00	RESTROOMS	Two (Men's & Women's)
TOTAL BUILDING SIZE	9,263 SF +/-	PARKING	8 marked spaces at front, plus outdoor area in rear
COOLER	3,331 SF +/-	LIGHTING	Fluorescent
FREEZER	625 SF +/-	ELECTRICAL SERVICE	3 Phase
ADDITIONAL STORAGE	<u>Outbuilding #1</u> : 30' x 22' w/ 10' x 10' overhead door and electric <u>Outbuilding #2</u> : 18' x 18'	SYSTEMS / EQUIPMENT	<u>Alkar</u> ovens w/ smokers <u>Air Technology</u> air compressors <u>Thermco</u> gas mixer <u>Hobart</u> commercial dishwasher <u>Russell</u> cooling units Steam for cleaning and cooking
LAND	0.88 Acres	GAS & ELECTRIC	Duke Energy (800.544.6900)
YEAR BUILT	Original structure 1952 w/ additions	WATER & SEWER	Greater Cincinnati Water Works (513.733.5034)
CONSTRUCTION	Masonry	ZONING	Light Industrial (City of Reading: 513.733.3725 Ext. 126)
GATED ENTRANCE	Yes	ANNUAL PROPERTY TAXES	\$8,546.24 (2024)
ROOF	EPDM and TPO	SALE PRICE	\$695,000 (\$75.03/SF)
CLEAR HEIGHT	8' - 11'	LEASE RATE	\$7.50/SF NNN
DOCK DOOR	Three (8' x 8')		

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FLOOR PLAN

*Dimensions are approximate and provided for guidance only.
Floor plan measurements may be affected by equipment,
fixtures, or limitations of the mapping software used.







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