## FOR SALE



Accelerating success colliers.com/ohio



## 2524 Spring Grove Avenue Cincinnati | OH 45214

## 35,400 +/- SF industrial building available for sale

1st floor - 17,700 +/- SF

- 3,035 +/- SF print shop
- 1,885 +/- SF docks & staging
- 1,280 +/- SF elevators & restrooms
- 11,500 +/- SF (24' bay width) high bay

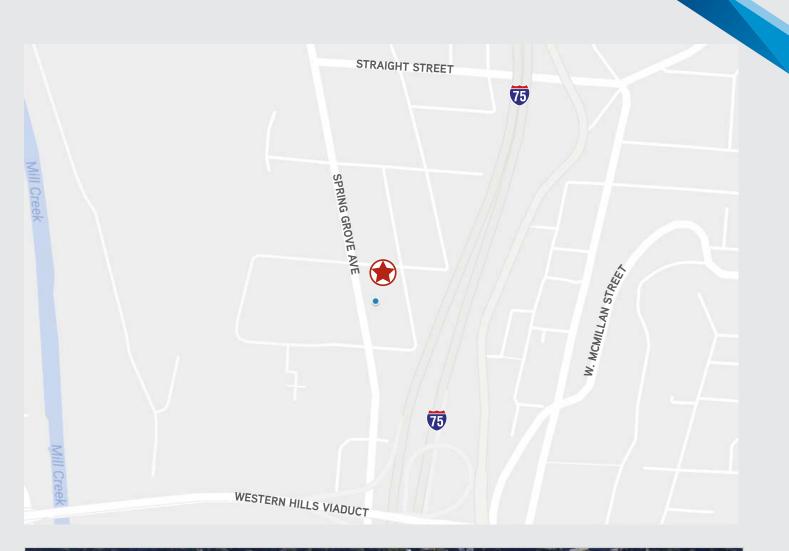
2nd floor - 17,700 +/- SF

- 2,280 +/- SF office
- 600 +/- SF vault
- 14,820 +/- SF art & photo
- Pre-production & printing
- Less than 1/2 mile to I-75

## SALE PRICE \$475,000

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