

# FOR SALE



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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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