

For Sale

2524 SPRING GROVE, AVE | CINCINNATI, OHIO 45214

County:	Hamilton	Interior Loading Dock & Staging Area	
Available Space	35,400 +/- SF	Access Door:	11' x 14' 6" (roll up)
Land:	0.390 Acre	Alarm System:	Per agent
Zoning:	340 - Light Industrial	Heating:	Gas/Forced Air
Floor Drains:	Yes	Air Conditioning:	Yes
Year Built:	1949	Lighting:	Varies
Construction:	Concrete Steel	Sprinkler:	100% Wet System
Building Dimensions:	76' 6" x 231' +/-	Parking:	Per agent
Stories:	2	Ventilation:	Yes
Column Spacing:	24'	Utilities	All, Gas, Electric, Sewer & Water
Highway Access:	1/2 mile to I-75	Restrooms:	1st Floor - 1 male; 1 female 2nd Floor - 1 male; 1 female
Floor:	Concrete	Sale Price:	\$475,000
Roof:	Built-up		
Ceiling Height:	10', 12' & 13'		
Loading Facilities:	Yes		
Freight Elevator:	6,000 # 8' x 12' traction		

Comments:

For more information, please contact:

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