

# For Sale

**1531 TREMONT STREET CINCINNATI, OH 45214**

<b>County:</b>	Hamilton	<b>Parking:</b>	50+
<b>Total Building SF</b>	108,230 ±	<b>Restrooms:</b>	2
<b>Warehouse:</b>	105,230 ±	<b>Sprinkler:</b>	Wet
<b>Office:</b>	3,000 ±	<b>Heating:</b>	Radiant, gas, steam
<b>Land:</b>	2.15 acres	<b>Air Conditioning:</b>	Office
<b>Zoning:</b>	Industrial	<b>Lighting:</b>	Fluorescent
<b>Highway Access:</b>	I-75 via Harrison Avenue	<b>Windows:</b>	Steel framed
<b>Year Built:</b>	1955	<b>Utilities</b>	
<b>Construction:</b>	Block/brick	Electric:	1500 amps, 3 phase
<b>Building Dimensions:</b>	152' x 350'	Gas:	Duke Energy
<b>Column Spacing:</b>	50' x 25'	Water:	City
<b>Floor:</b>	Concrete	Sewer:	City
<b>Roof:</b>	Built-up	<b>Available:</b>	Immediately
<b>Ceiling Height:</b>	15'6"	<b>Lease Term:</b>	3-5 years
<b>Loading Facilities</b>		<b>Sale Price:</b>	\$1,950,000
Docks:			
Levelers:	1		

**NOTE: Well maintained warehouse, clean usable floor space.**

**Parcel:** 170 - 0007 - 0001

**For more information, please contact:**

MICHAEL E. DALY, SIOR  
513 562 2206  
CINCINNATI, OH  
[michael.daly@colliers.com](mailto:michael.daly@colliers.com)



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