



**6401 COLERAIN AVE.**  
CINCINNATI, OH 45239

AVAILABLE FOR SALE OR LEASE

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Listing agents have ownership interest in subject property.

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## PROPERTY HIGHLIGHTS



### 58,800 Total SqFt

- Former Kroger Free-Standing Big Box located in Colerain Township minutes to Ronald Reagan / SR 126, I-275, I-74, and I-75
- Building renovated in 2023/2024 to warehouse / wholesale retail conversion, new HVAC (100% throughout), LED's throughout, white paint throughout walls and roof deck, grinded/polished floors, docks/levelers, drive-in door, outdoor storage yard, fenced/gated secure building access in truck court, exterior paint, and seal/stripe.
- 0.75 acres fenced and gated outdoor storage area.
- 450' of frontage on Colerain Ave. + pylon signage
- Potential out lot sales or ground leases available (0.50-1-acre)
- Building can be made available for immediate occupancy
- Lease Rate: \$6.95/SqFt NNN
- Sale Price: \$3,995,000 (\$68/SqFt)



**CLICK HERE FOR AERIAL VIDEO**



**CLICK HERE FOR THE 360° TOUR**

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## PROPERTY DETAILS

Total SqFt:	58,800 (3,955 SqFt mezzanine not included in Total SqFt)
Warehouse SqFt:	58,000
Office SqFt:	800
Acreage:	9.201 acres
Clear Height:	13'-17'
Year Built:	1991 w/ full remodel in 2023/2024
Type Construction:	Concrete Block, Masonry, and Steel
Lighting:	LED's
Column Spacing:	Varies (see floor plan)
Dock door:	Two (2) 9'x10' with 45,000 LB mechanical pit levelers
Drive-in door:	14'x12'
Sprinkler:	Wet system
Electrical Service:	Combination of 120/208, 240/480-volt, 3-phase, 1,600+ amps
Heat:	100% HVAC throughout
Roof:	Ballasted Rubber Membrane
Truck court:	130' with heavy duty asphalt
Parking Lot:	Approximately 250 spaces (375 without outdoor storage yard).
Restrooms:	One (1) set plus One (1) single
Hamilton County Parcel ID:	510-0070-0177-00



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## DISTANCE MAP





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## PARCEL OUTLINE



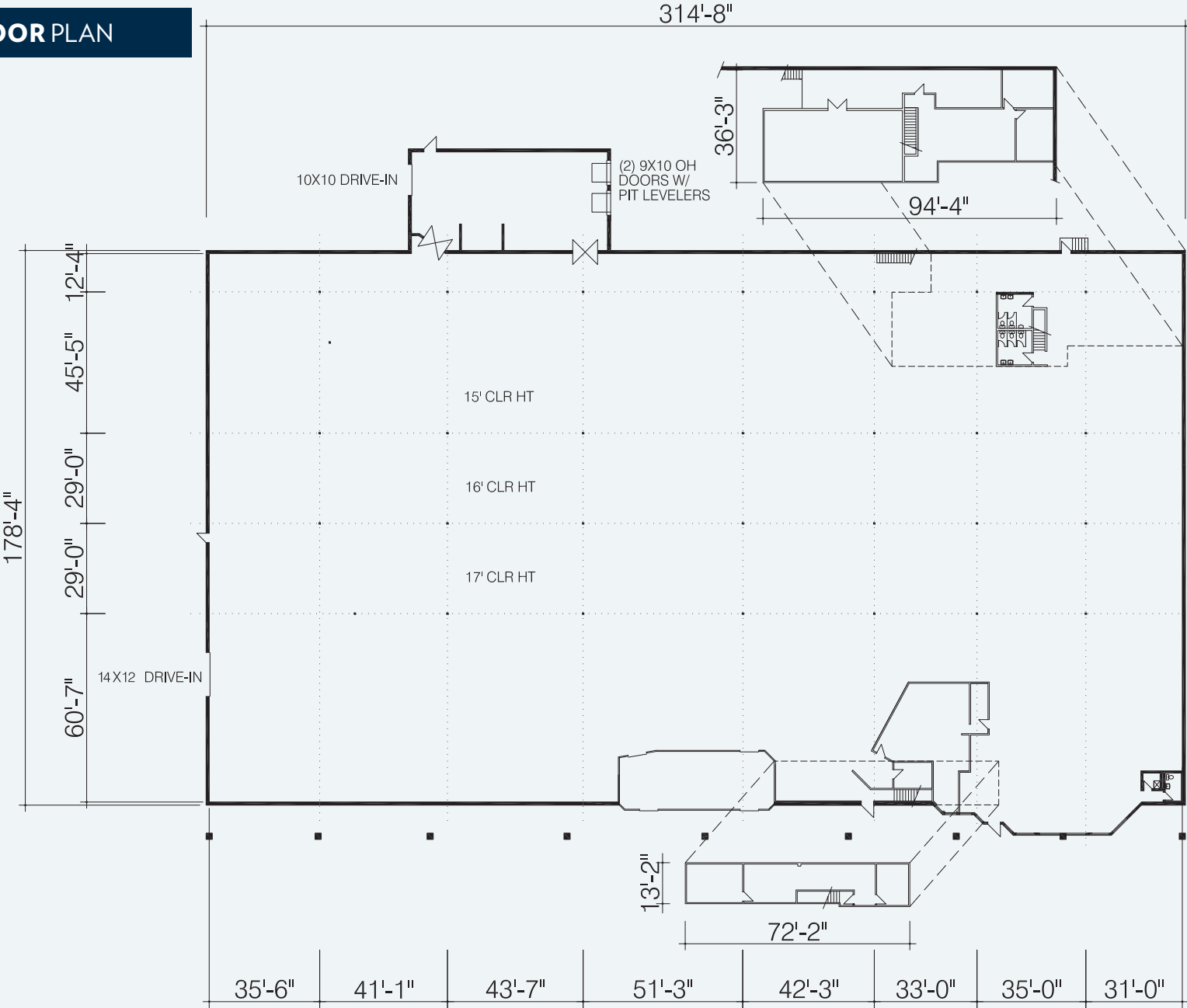


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FLOOR PLAN



GRND FLR	58,800 SF
REAR MEZZ	2,985 SF
FRONT MEZZ	970 SF
TOTAL	62,755 SF







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