

**7849 Harrison Ave**  
Cincinnati, OH 45002



**For Lease**

Up to 7,650 SF with +/- 16.5 acres available



**+/- 12.5 Acres**

**LEASED**

**2.5 Acres Available**

**Jeff Kroeger, CCIM, SIOR**  
Senior Vice President  
+1 513 562 2215  
jeffrey.kroeger@colliers.com

**Chuck Ackerman, CCIM, SIOR**  
Senior Vice President  
+1 513 562 2266  
chuck.ackerman@colliers.com

**Bill Keefer, SIOR**  
Senior Vice President  
+1 513 562 2235  
bill.keefers@colliers.com

**Colliers | Greater Cincinnati**  
425 Walnut St, Suite 1200  
Cincinnati, Ohio 45202  
+1 513 562 2213

## 3-BAY MAINTENANCE FACILITY AVAILABLE (DRIVE-THRU CAPABILITY)

4,750 SF with +/- 3 Acres



\$8,500/MO Modified Gross



<b>Total SF</b>	4,750 SF
<b>Acreage</b>	+/- 3 Acres Included Additional +/- 8 acres available at \$3,000/AC/MO
<b>Loading</b>	Four 14'x16' drive-in doors (Drive-thru capability)
<b>Office</b>	2 private offices
<b>Availability</b>	Immediately
<b>Notes</b>	<ul style="list-style-type: none"> <li>• Restroom</li> <li>• Automatic gate</li> <li>• Additional acreage available at \$3,000/AC/MO (See page 6)</li> </ul>

**+/- 8 ACRES AVAILABLE**

**+/- 8 Acres Available (Divisible)**



**\$3,000/AC/MO Modified Gross**



**Acreage**

+/- 8 Acres available (divisible)

**Notes**

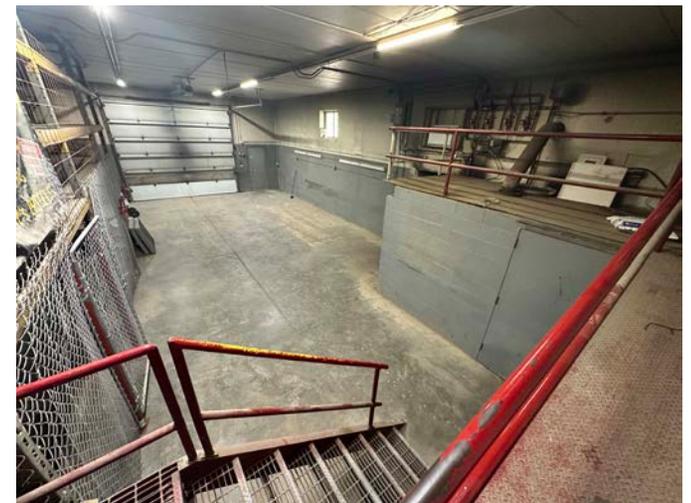
- Additional 2.5 acres available at \$3,000/AC/MO (see page 6)

## TWO-STORY SCALE BUILDING AVAILABLE

4,500 SF with +/- 2.23 Acres



\$6,000/MO Modified Gross



<b>Total SF</b>	4,500 SF
<b>Acreage</b>	2.23 Acres Included Additional +/- 10.5 acres available at \$3,000/AC/MO
<b>Loading</b>	1 drive-in door
<b>HVAC</b>	Gas Heat
<b>Note</b>	Automatic gate
<b>Availability</b>	Immediately

## SERVICE FACILITY



\$2,000/MO Modified Gross



<b>Total SF</b>	1,400 SF
<b>Acreage</b>	.5 Acres Included Additional +/- 10.5 acres available at \$3,000/AC/MO
<b>Loading</b>	1 drive-in door
<b>Availability</b>	Immediately
<b>Note</b>	Automatic gate

# FRONT LOT



\$3,000/AC/MO Modified Gross



Acreage	2.5 Acres Available Additional +/- 8 acres available at \$3,000/AC/MO (see page 2)
Property	Fully fenced & lit
Note	Dolly pads installed

# PROPERTY MAP



Maintenance Facility



+/- 8 Acres Available

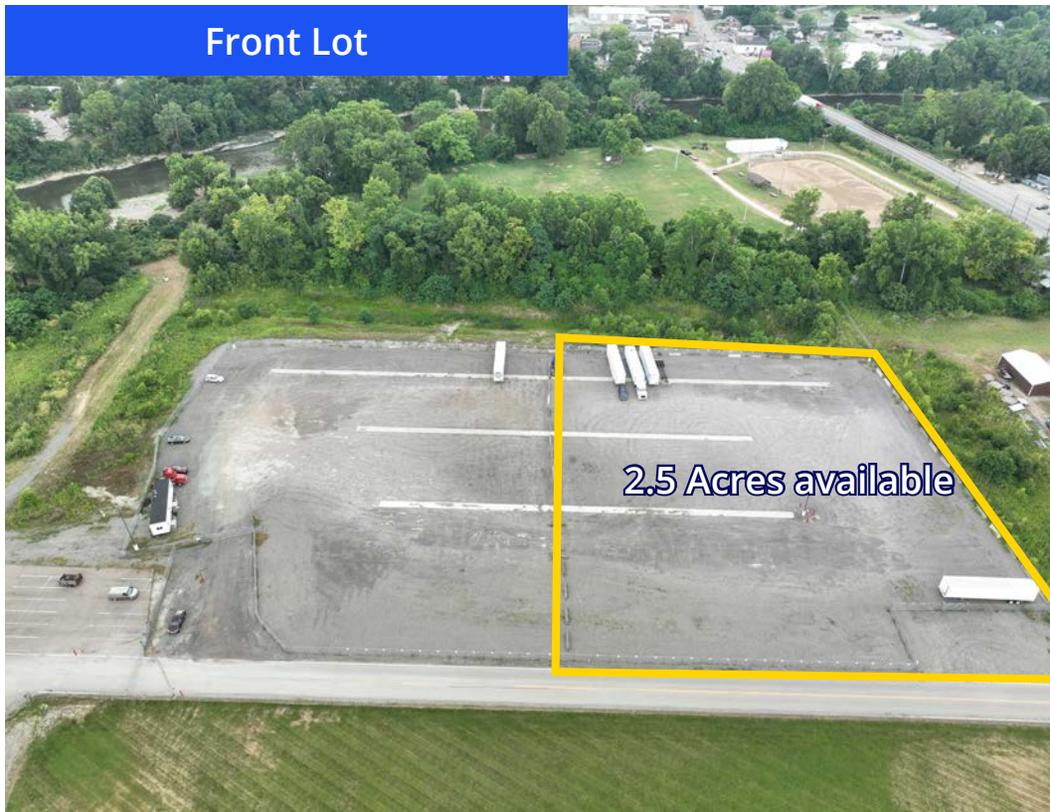


+/- 8 Acres Available

Scale Building



Front Lot



2.5 Acres available