



Colliers

For Lease

3380

Spring  
Grove

Cincinnati, OH 45227

58,876 SF Available For Lease



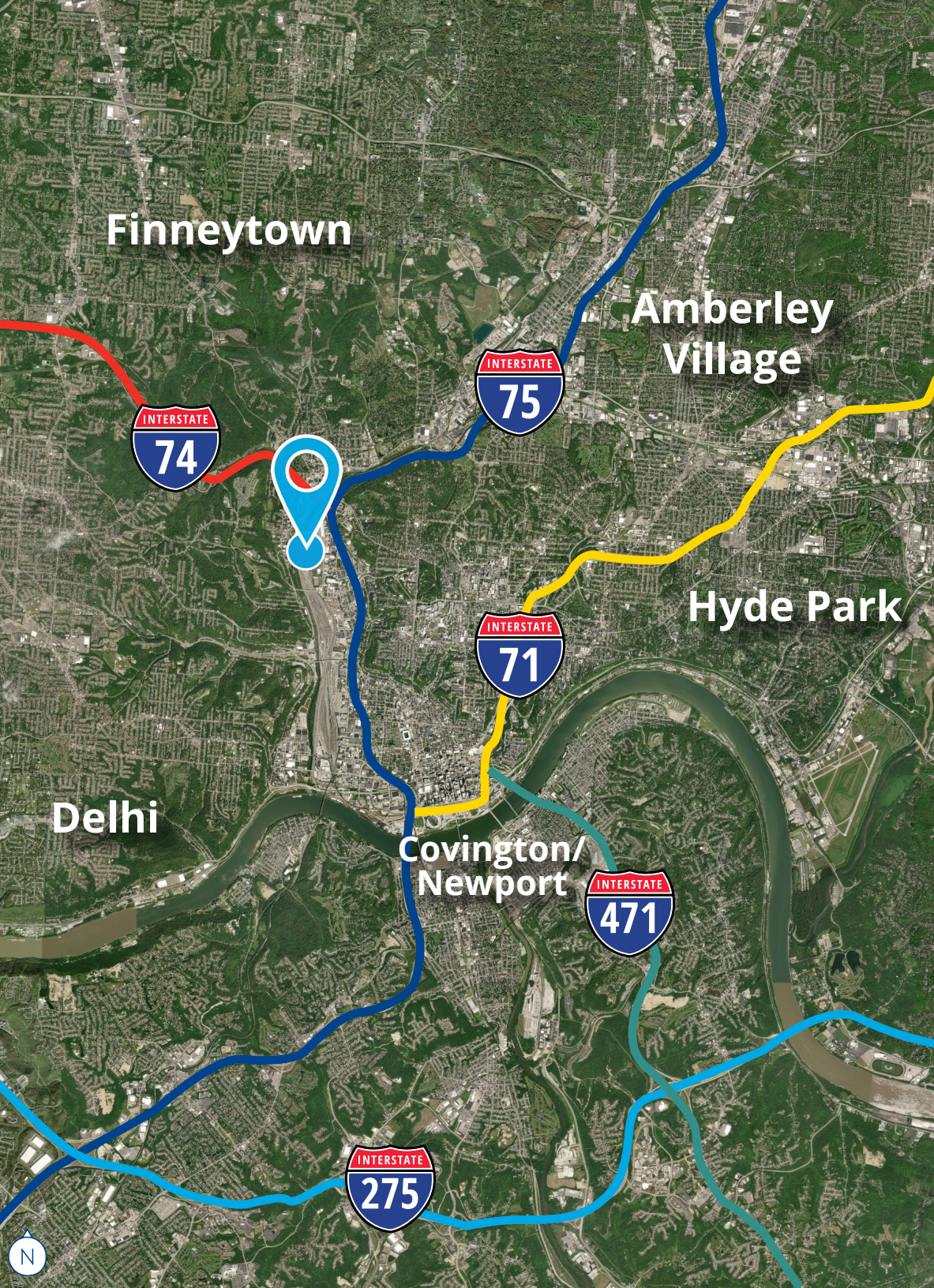
*Click here to  
view floorplan!*

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## Property Highlights:

Total Building Area	58,876 SF
Suite A	33,876 SF - Available 11/1/23
Suite B	18,000 SF - See agent for availability
Suite C	7,000 SF Office
Spaces can be leased together or seperately	

### Suite A:

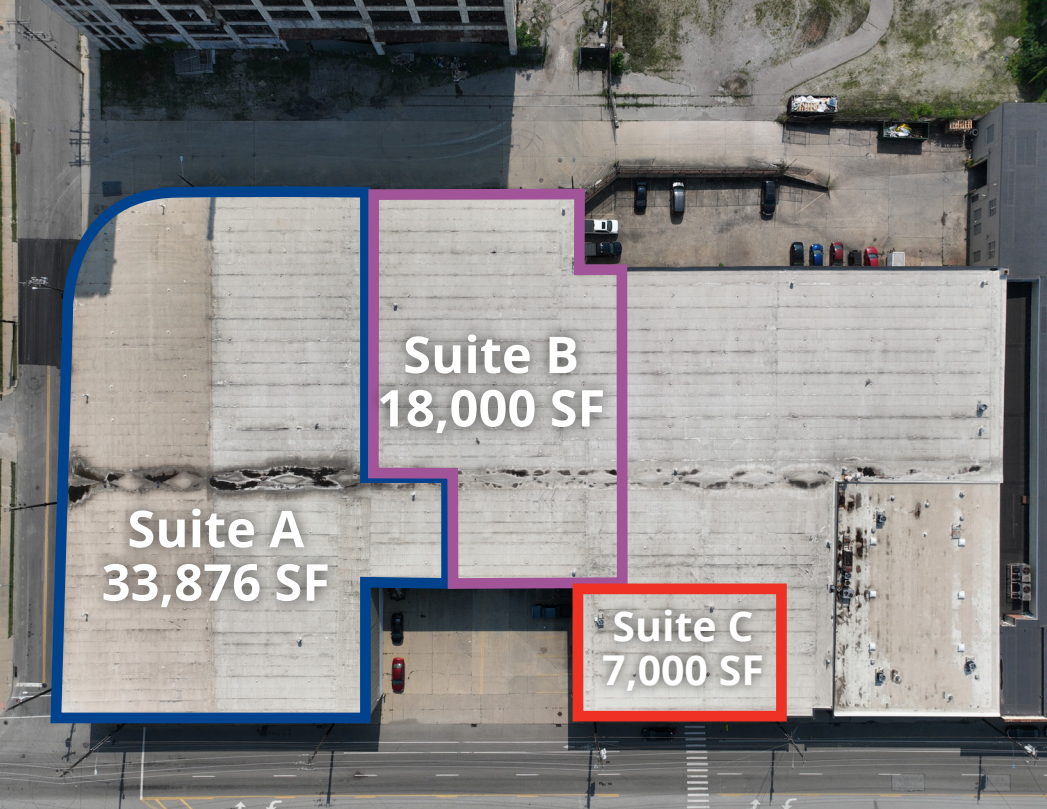
Total SF	33,876 SF
Office SF	1,333 SF
Clear Height	24'
Docks	2 Docks levelers/shelters
Drive-ins	1 (12' x 14')
Column Spacing	46' x 24'
Lighting	LED (motions sensors)
Sprinkler	Wet System
<b>Lease Rate</b>	<b>\$4.75/SF NNN</b>

### Suite B:

Total SF	18,000 SF
Office SF	To Suit
Docks	2 dock doors/shelters/levelers
Sprinkler	Wet
<b>Lease Rate</b>	<b>\$4.75/SF NNN</b>

### Suite C:

Total SF	7,000 SF Office
<b>Lease Rate</b>	<b>\$10.00/SF Full Service Gross</b>
Note	Can divide



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## Contact Us

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### Legend

-  2 Miles to I-74 Via Spring Grove Ave
-  1.4 Miles to I-75 Via Spring Grove Ave

