

FOR LEASE

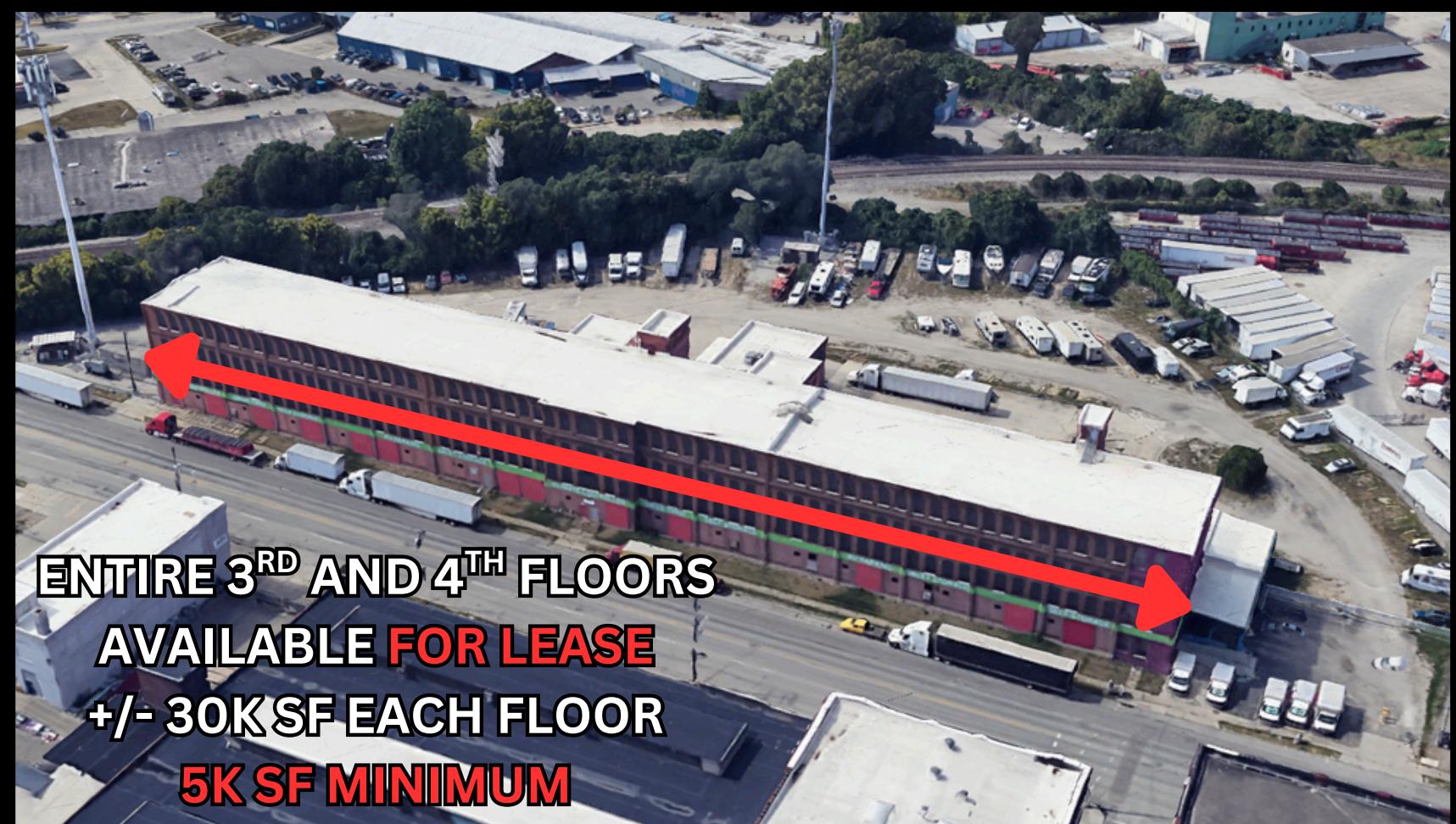
**4861**  
**SPRING GROVE**  
INDUSTRIAL / INDOOR STORAGE SPACE  
FLEXIBLE TERMS



CONTACT US TODAY

513-784-1776  
[DWYERCRE.COM](http://DWYERCRE.COM)

**DWYER**  
Commercial Real Estate LLC



**ENTIRE 3<sup>RD</sup> AND 4<sup>TH</sup> FLOORS  
AVAILABLE FOR LEASE  
+/- 30K SF EACH FLOOR  
5K SF MINIMUM**

#### **Bulk Storage Space Now Available**

- 60,000 +/- Sq. Ft. Available / Starting at 5,000 Sq. Ft
- Secured lot allowing outside storage and parking
- Flexible Lease Terms starting at Month to Month
- Fork-Lift Capable, Oversized Freight Elevator with Truck Access
- Dedicated Access w/ Loading Dock
- On-Site U-Haul Rental
- Interior “Drive Thru” Access to Freight Elevator
- Centrally Located on Spring Grove Ave
- New Roof & Newly renovated building in 2020
- Prime Location / Near Mitchell Ave I-75 Exit
- 10 Minutes to Downtown Cincinnati

**9 FEET 6 INCH CLEARANCE  
INTERIOR DRIVE-THRU DOOR  
ACCESS TO FREIGHT ELEVATOR**



ON SITE **U-HAUL®** RENTAL

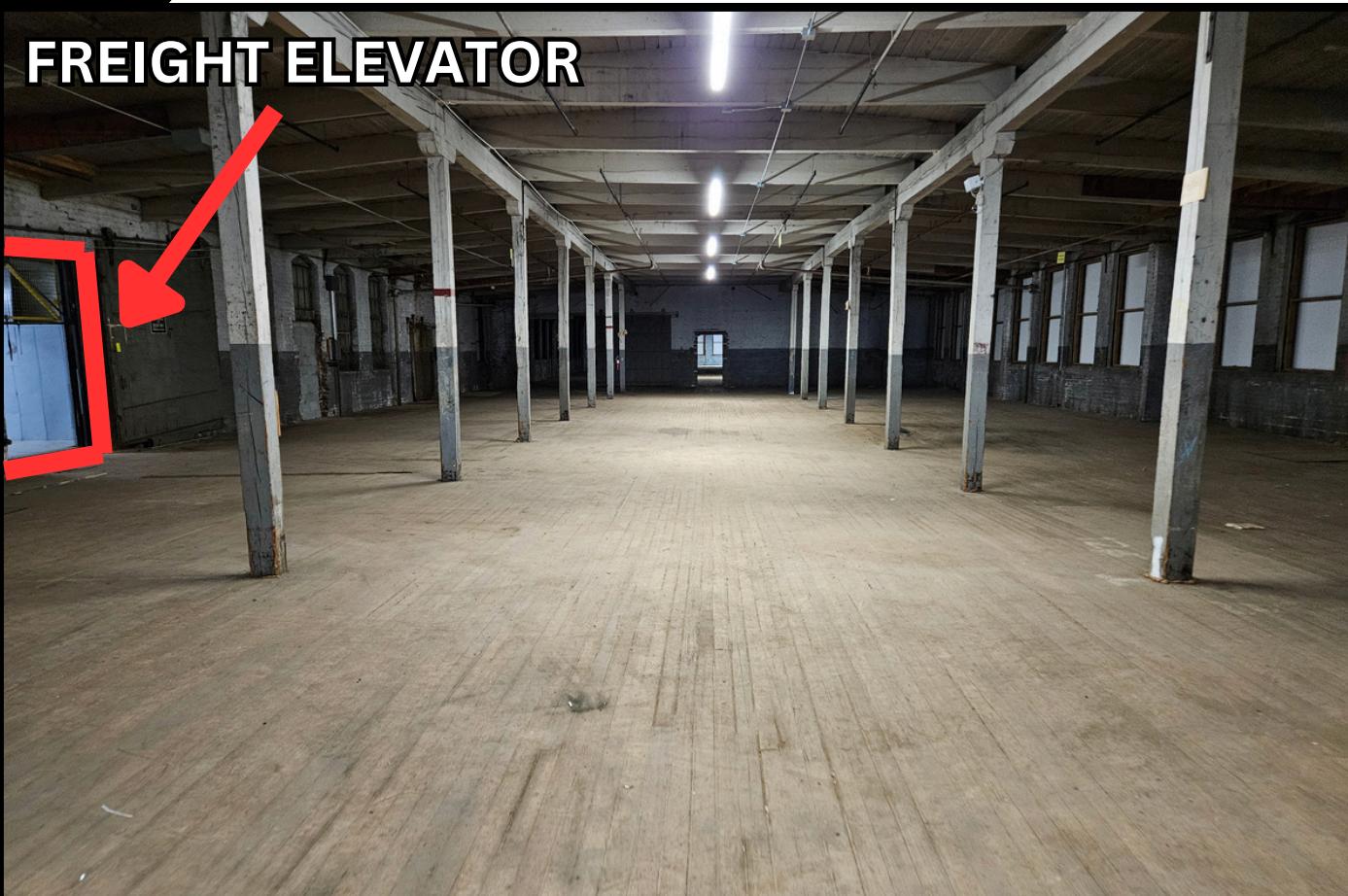
# FORK LIFT CAPABLE OVERSIZED FREIGHT ELEVATOR

8000 LBS CAPACITY  
[10'3" Width x 19'8" Length x 8'7" Height]

 FLOOR TO CEILING  
CLEAR HEIGHT  
13 FEET

WIDE SPAN SPACES  
125 LBS / SQFT FLOOR LOAD CAPACITY

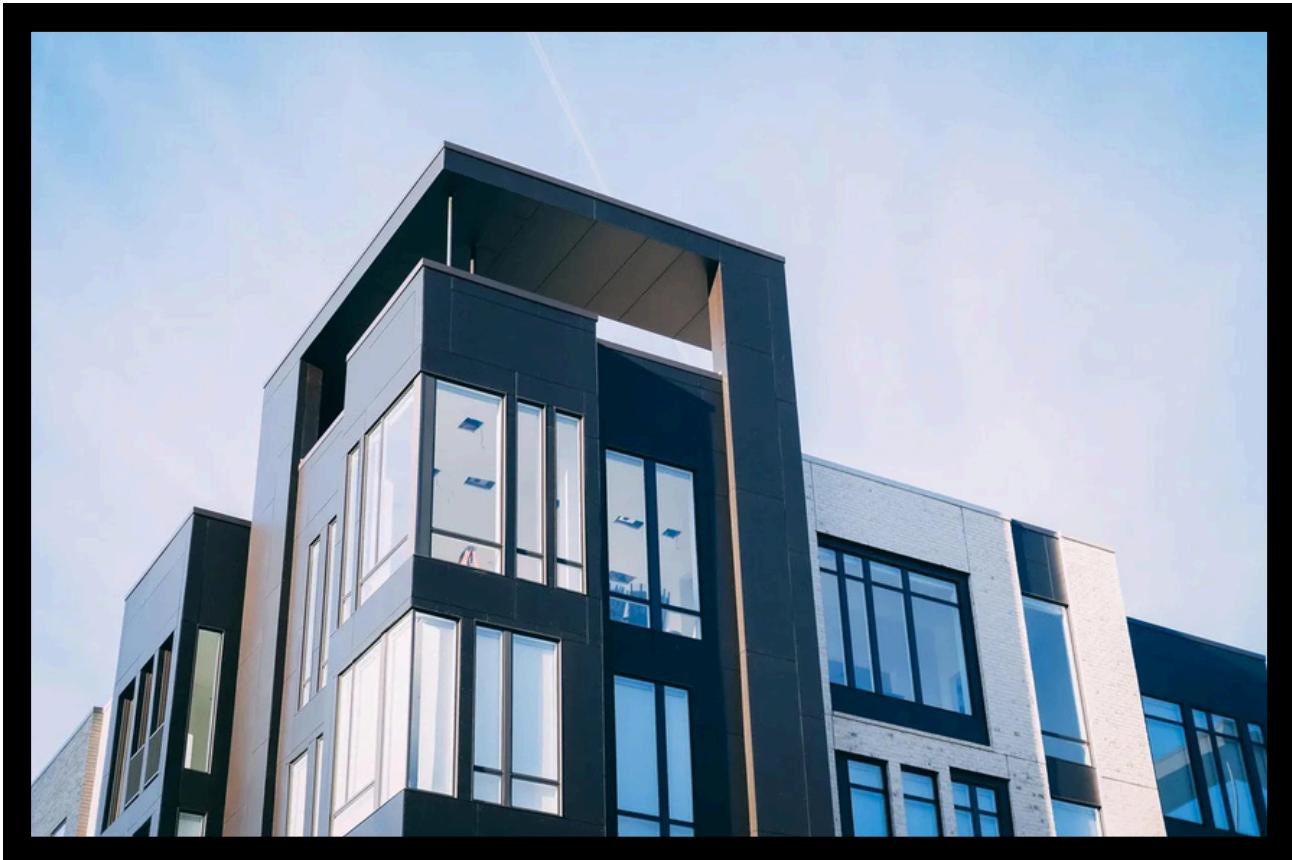
**FREIGHT ELEVATOR**



**PASSENGER ELEVATOR  
ALSO AVAILABLE FOR USE**







## CONTACT US

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**DWYER**  
COMMERCIAL REAL ESTATE LLC

The information contained herein  
has been obtained from sources  
we deem reliable. We have no  
reason to doubt but don't  
guarantee its accuracy.