



2629 SPRING GROVE AVE.

CINCINNATI, OH 45214

AVAILABLE FOR SALE OR LEASE

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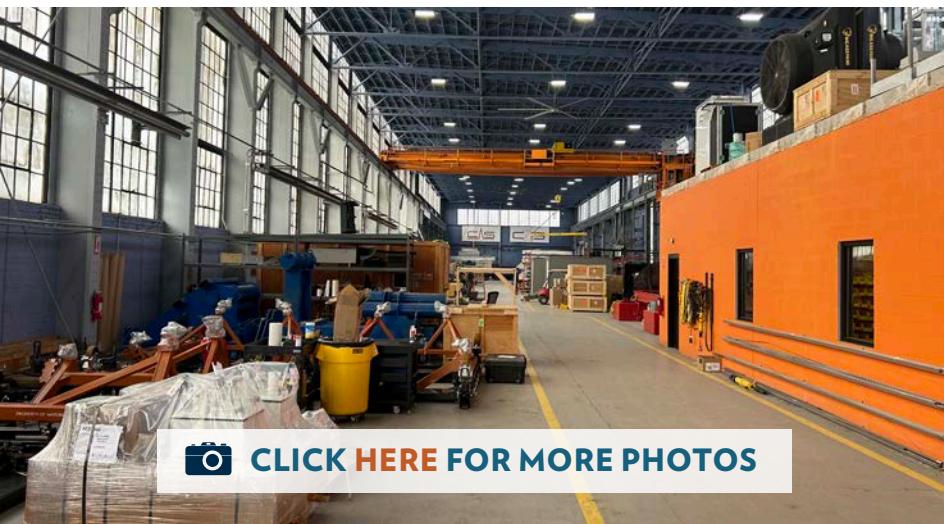
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PROPERTY HIGHLIGHTS



32,210 Total SqFt

- Clear Span Warehouse with 20-ton bridge crane
- Located in Camp Washington on Spring Grove Ave within minutes of I-75 & 5 minutes North of downtown Cincinnati
- Building has drive-thru capabilities
- Entire building remodeled (warehouse & office) & updated within last 4 years
- Roof over office portion replaced in 2025; warehouse roof is metal and was replaced in 2009 & has been upkeep since
- Big Ass Fans in Warehouse
- 5-ton bridge crane also in place that will stay but needs to be made operational
- Updated survey as of 2021 with rear access easement documentation
- Asking price \$3,600,000
- Lease rate: \$7.95/SF NNN



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PROPERTY DETAILS

Total SqFt:	32,210
Warehouse SqFt:	27,600
Office SqFt:	4,560 (2,280 per floor)
Building Footprint:	29,880
Acreage:	0.73 acres
Clear Height:	36' to 40'
Year Built:	1903, total renovation over past 4 years
Type Construction:	Brick, concrete block, metal frame
Lighting:	LED
Column Spacing:	Clear Span
Dock door:	None
Drive-in doors:	Two (2): 18'x18' and 17'x16'
Sprinkler:	Dry System (Valve Replaced in 2025)
Electrical Service:	3-Phase 240VAC 200AMP and 120/240 Single Phase 200AMP
Bridge Cranes:	Two (2) – 1 - 20-ton and 1 - 5-ton bridge crane (26' hook height, 65' span) NOTE: the 5-ton crane is in place but has been decommissioned
Roof:	Roof over office portion replaced in 2025 & insulation board added; warehouse roof is rubber and was replaced in 2009 & has been upkeep since
Plant/Warehouse Heat:	Natural Gas Infrared Heaters and Two (2) Gas Forced Air Units
Parking Lot:	20+ spaces
Restrooms:	Four (4)
Assessed Value:	\$957,000 (\$32/SF)
Annual Property Taxes:	\$27,623 (\$0.92/SF)

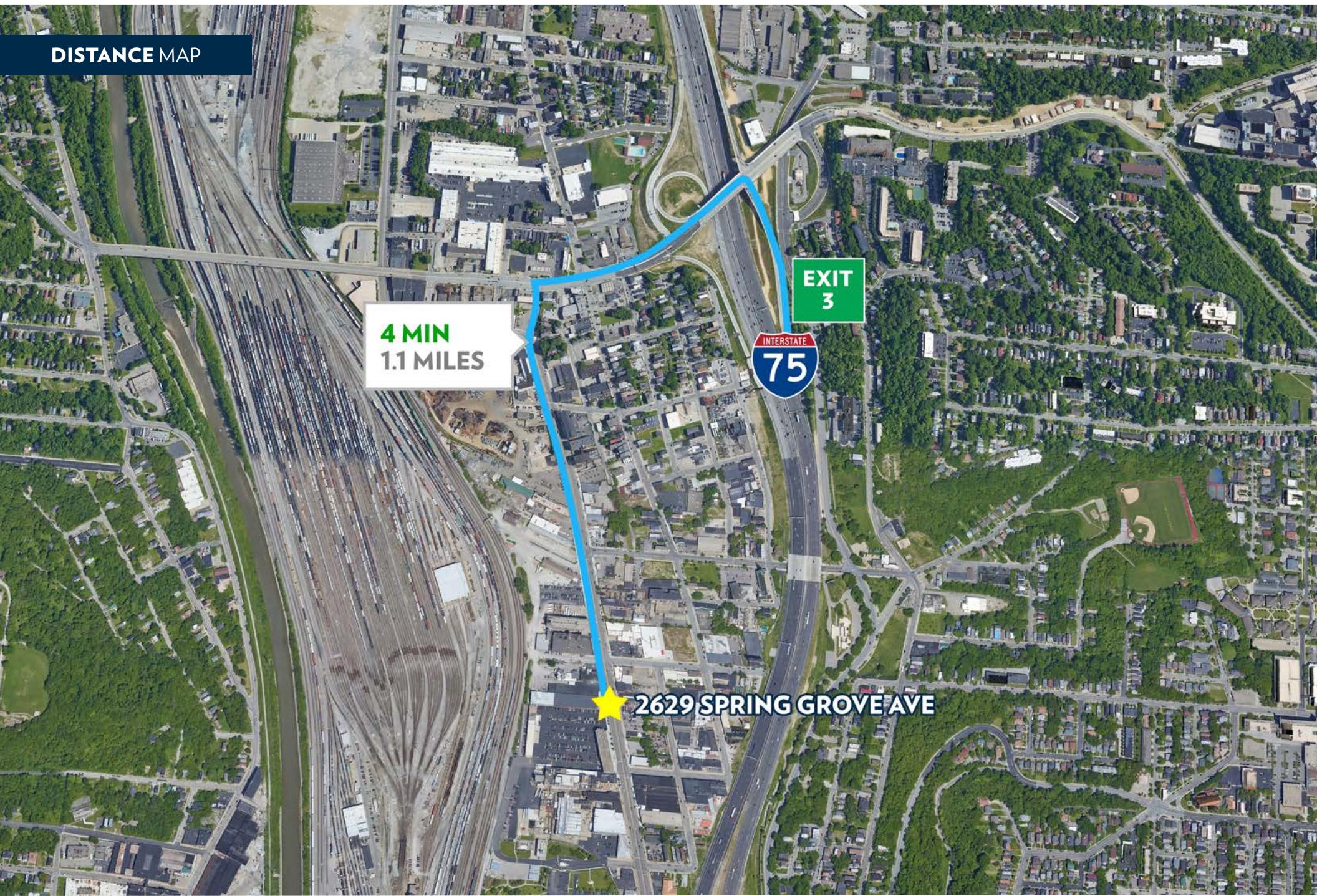
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DISTANCE MAP



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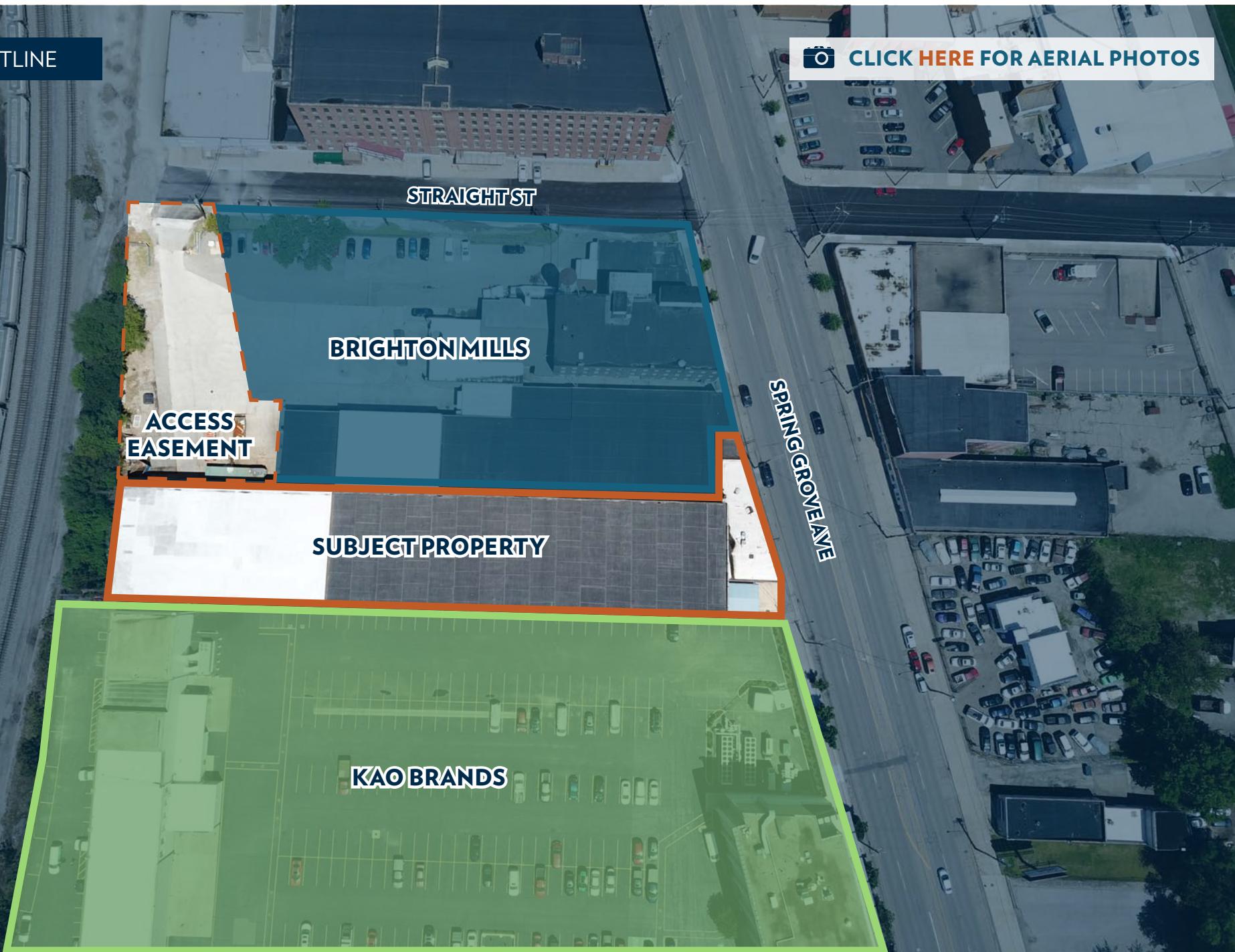
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PARCEL OUTLINE



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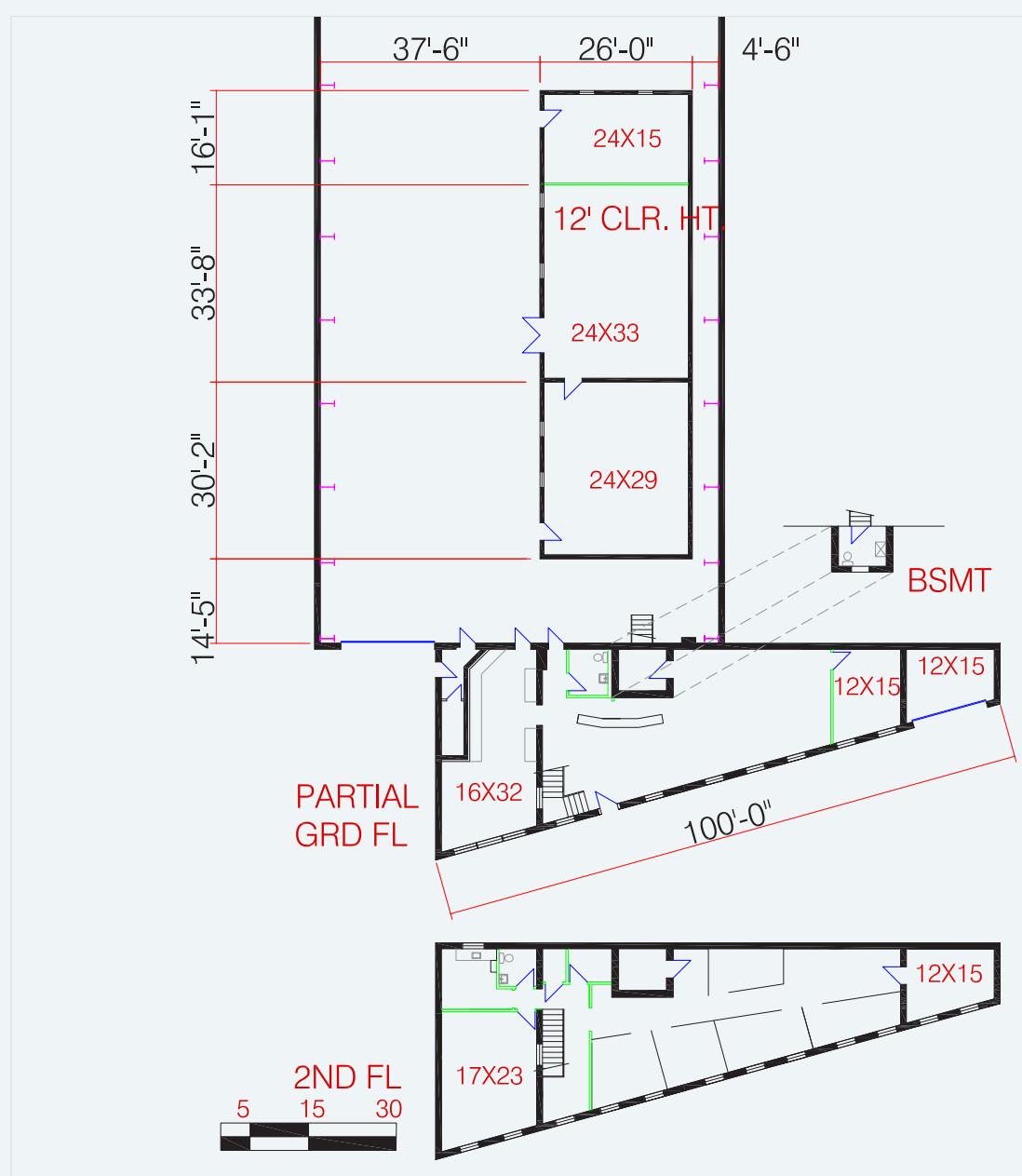
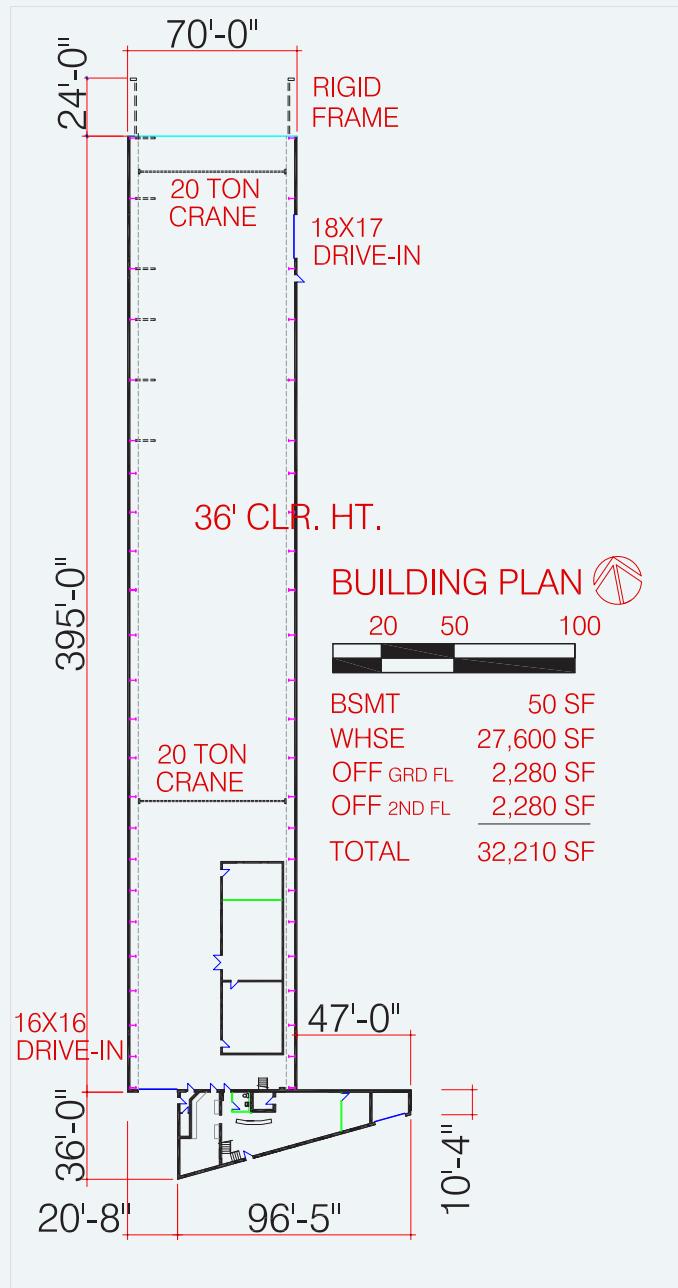
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FLOOR PLAN

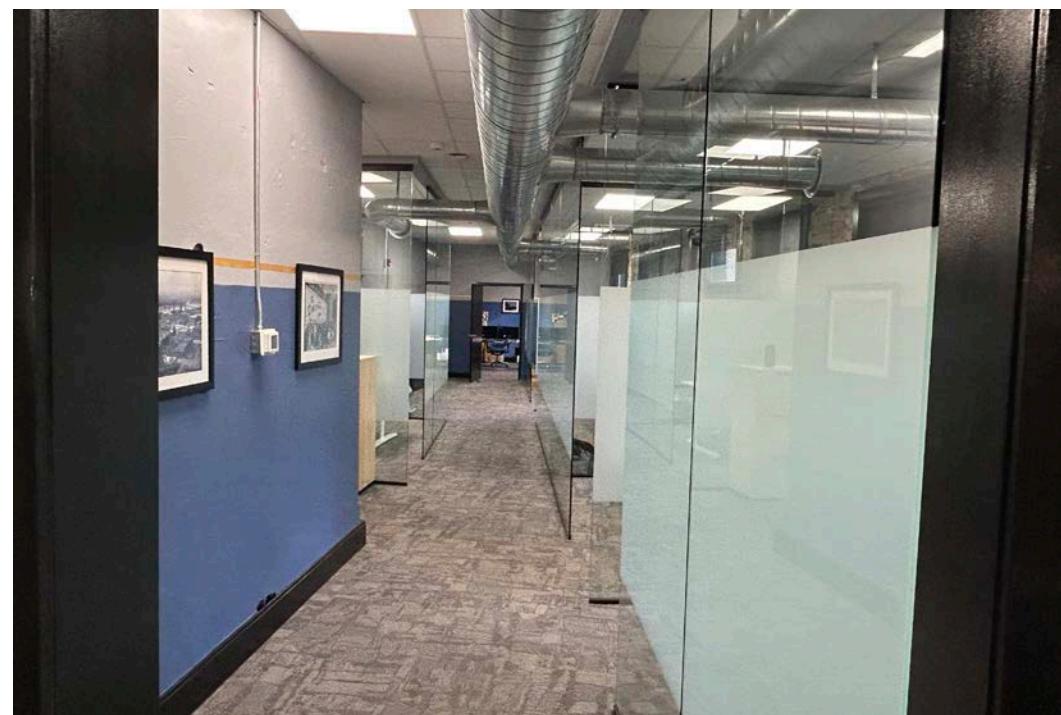
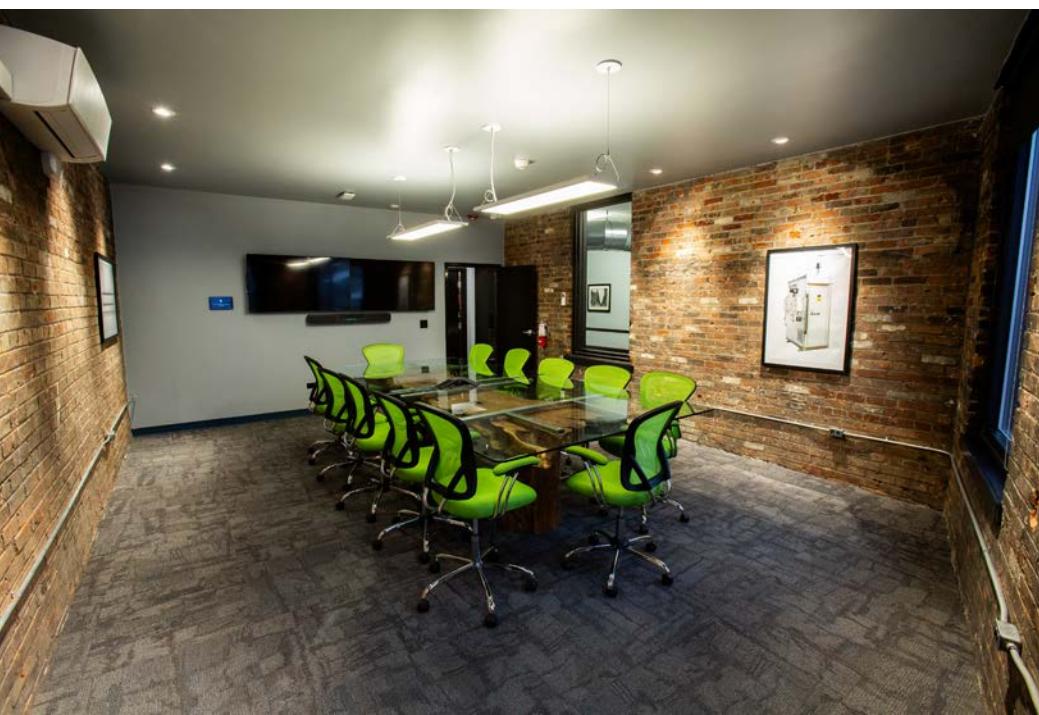
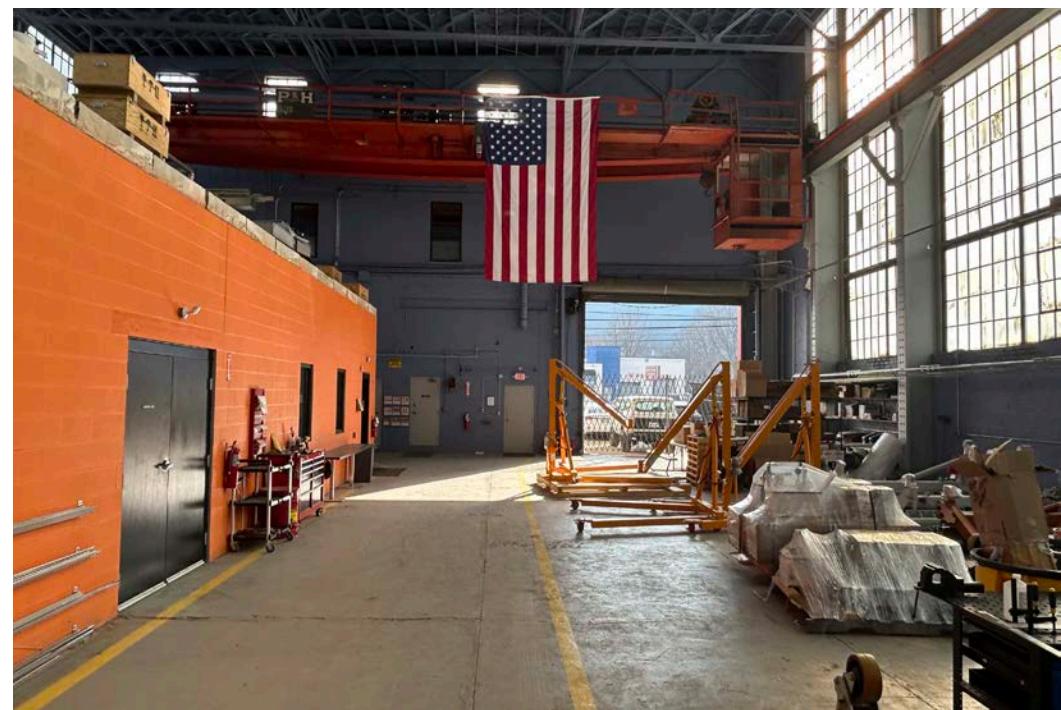
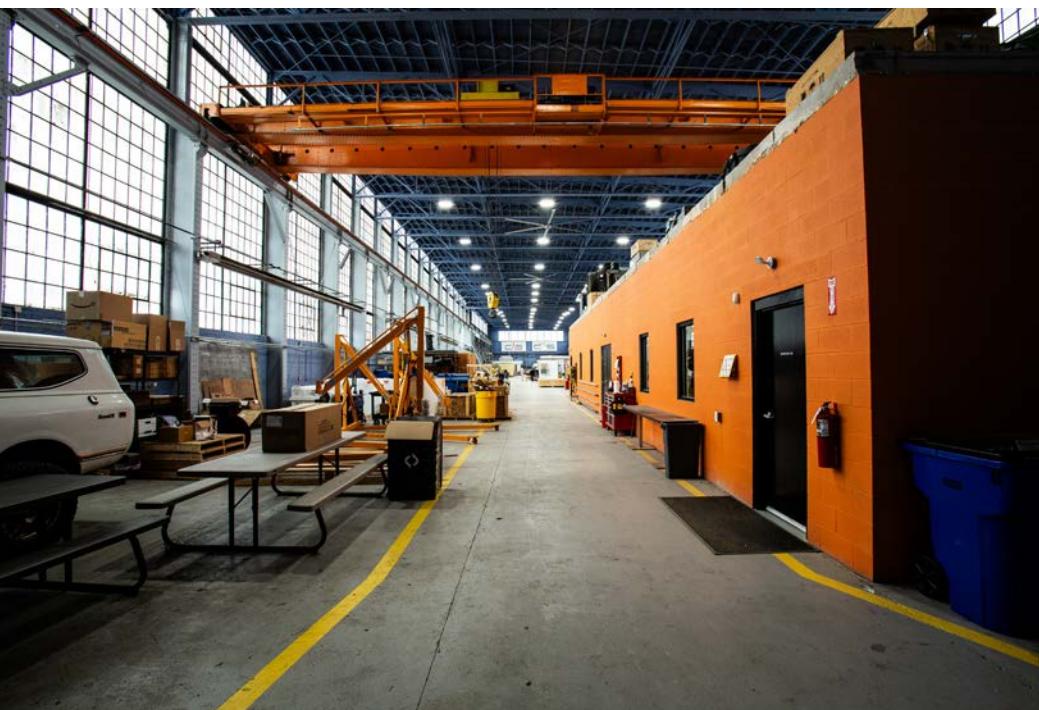


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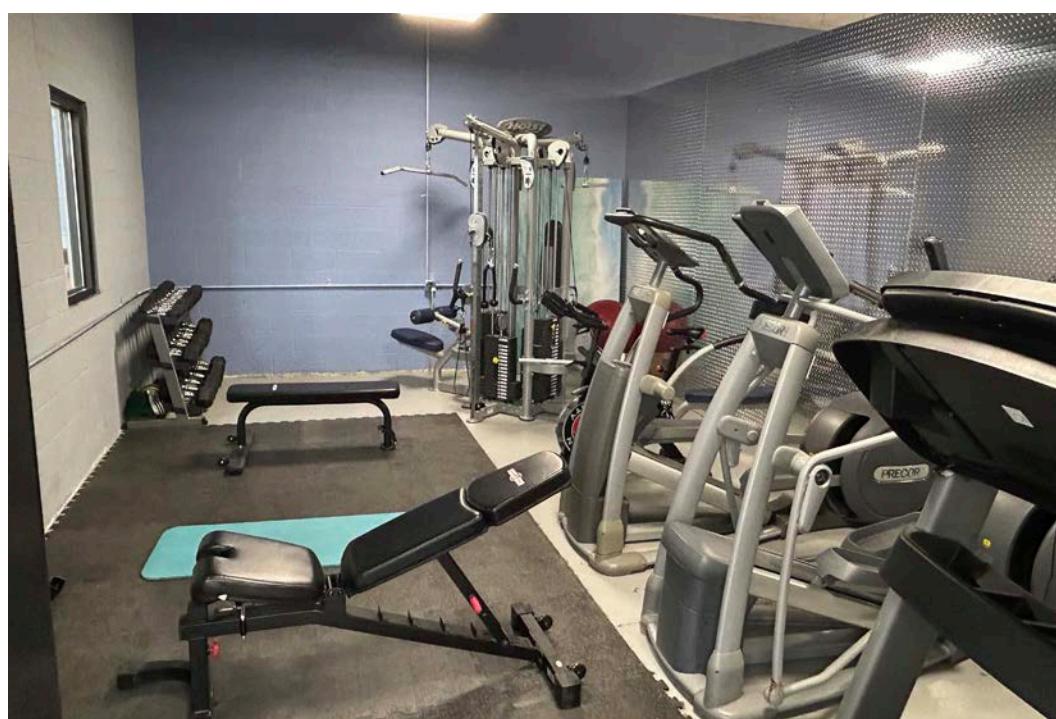
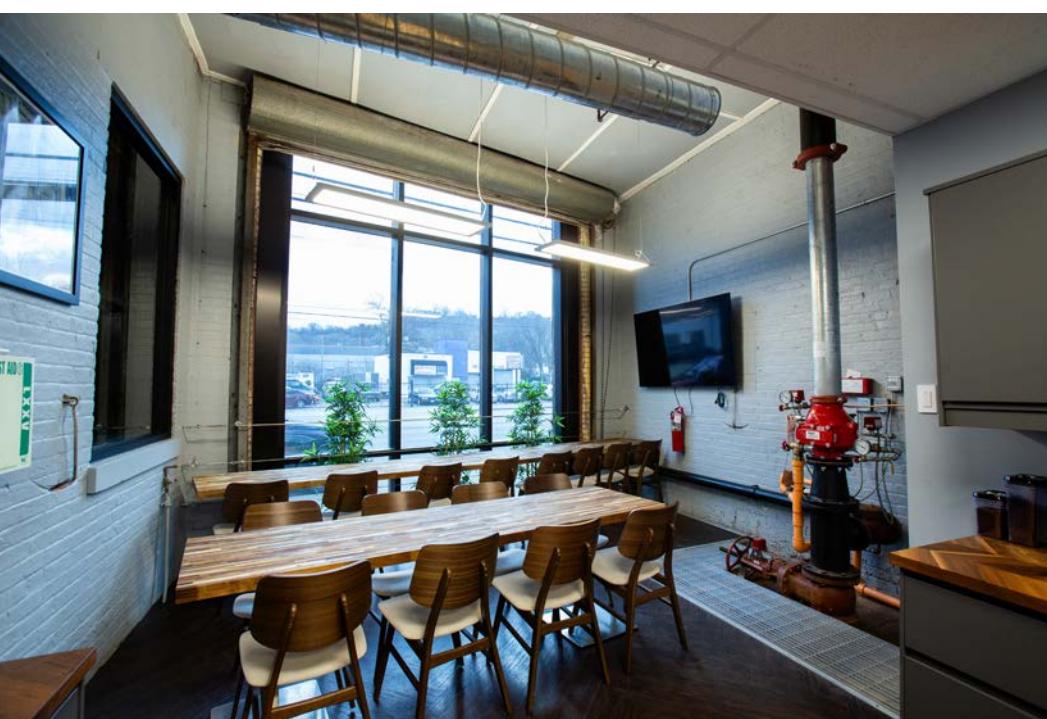
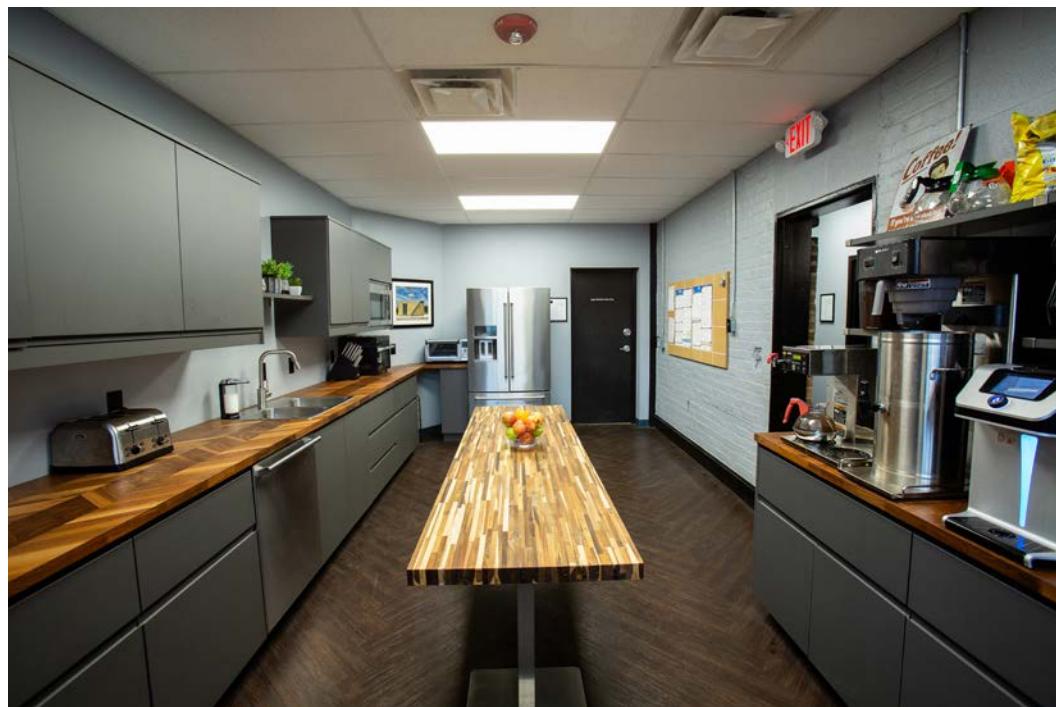


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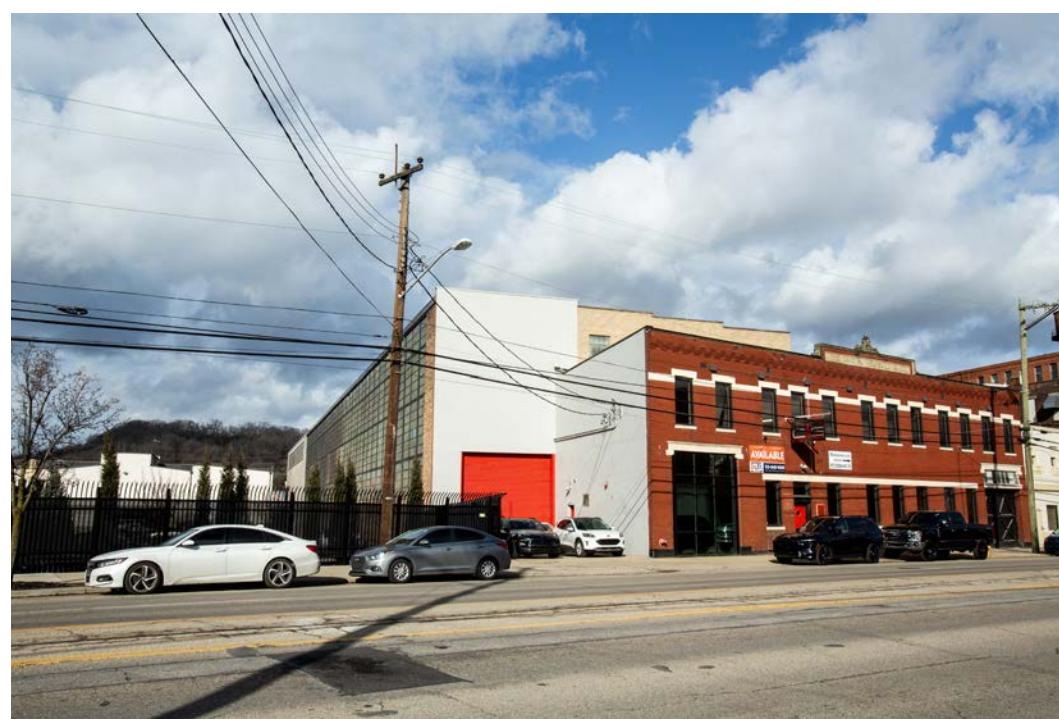
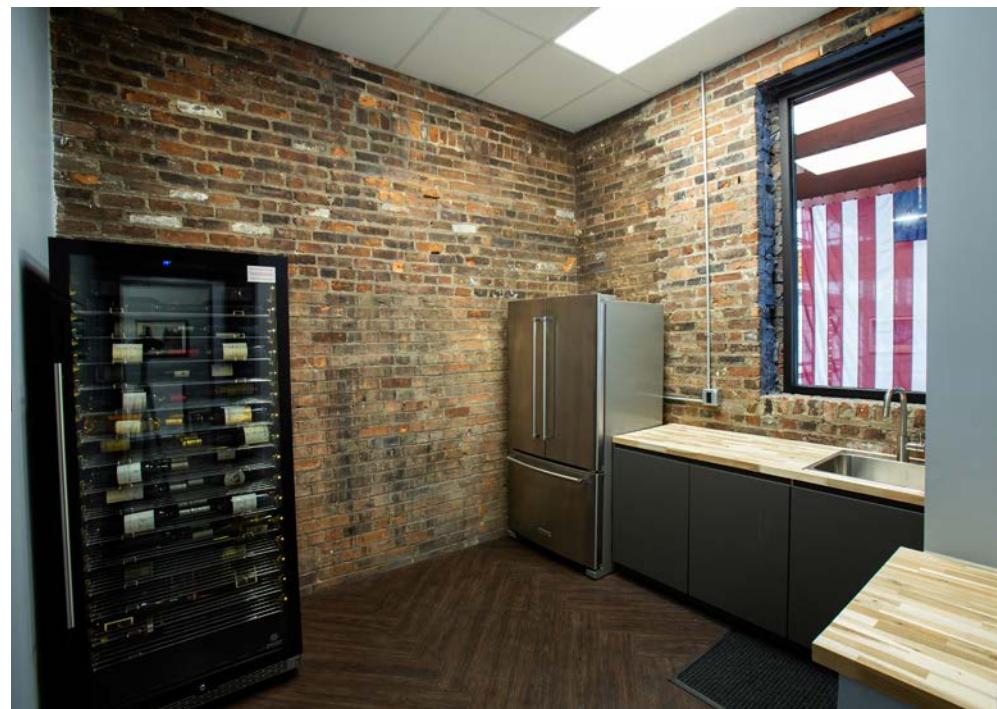


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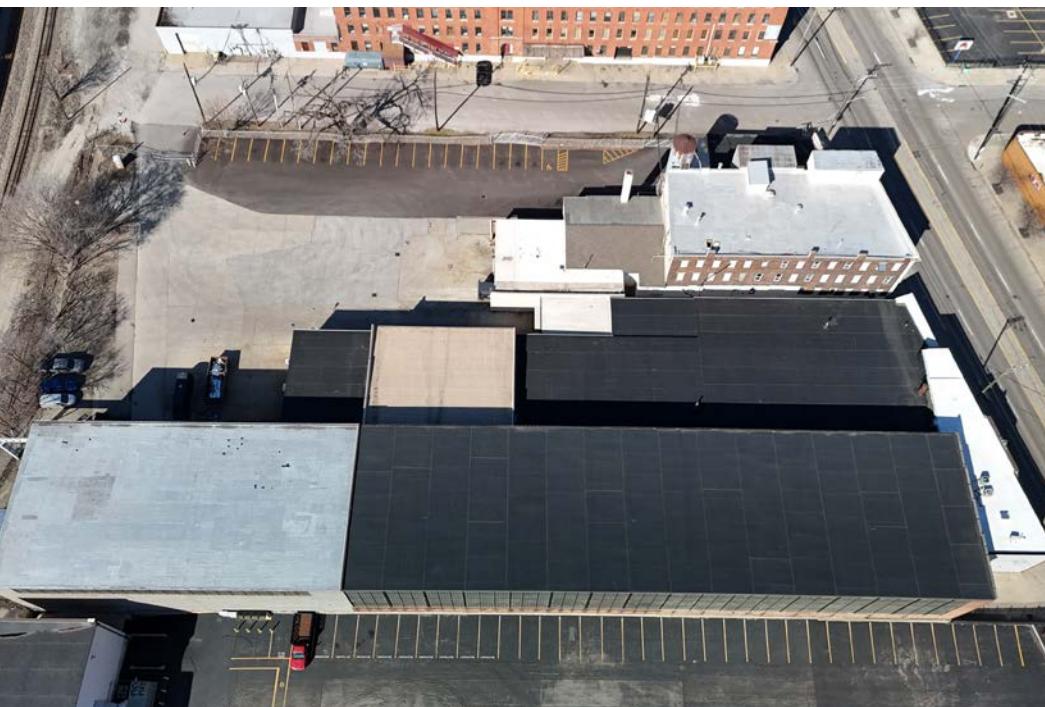


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