



FOR SALE

3250 Spring Grove
Cincinnati, OH 45227

Sale Price: \$1,350,000

Contact us:

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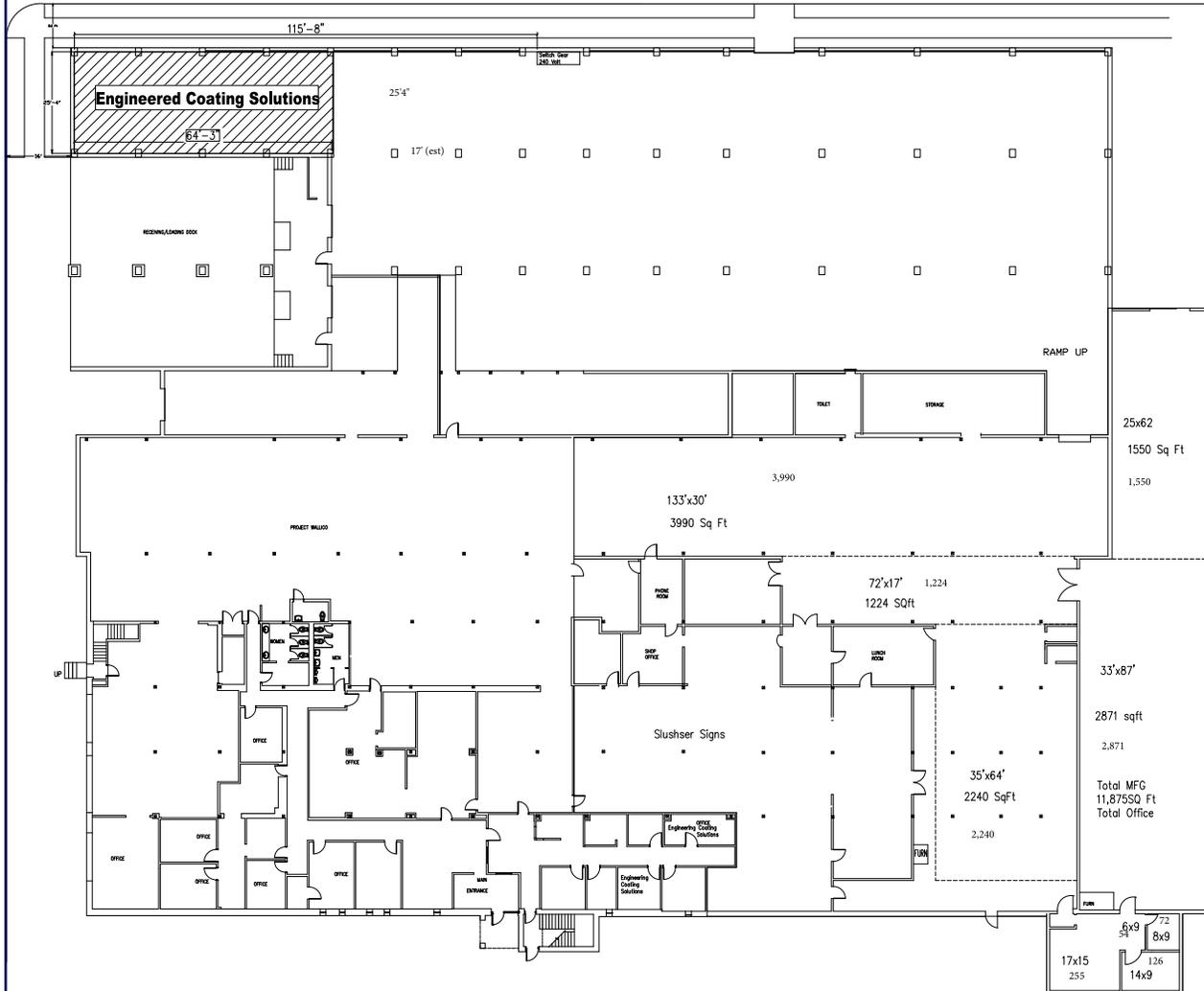
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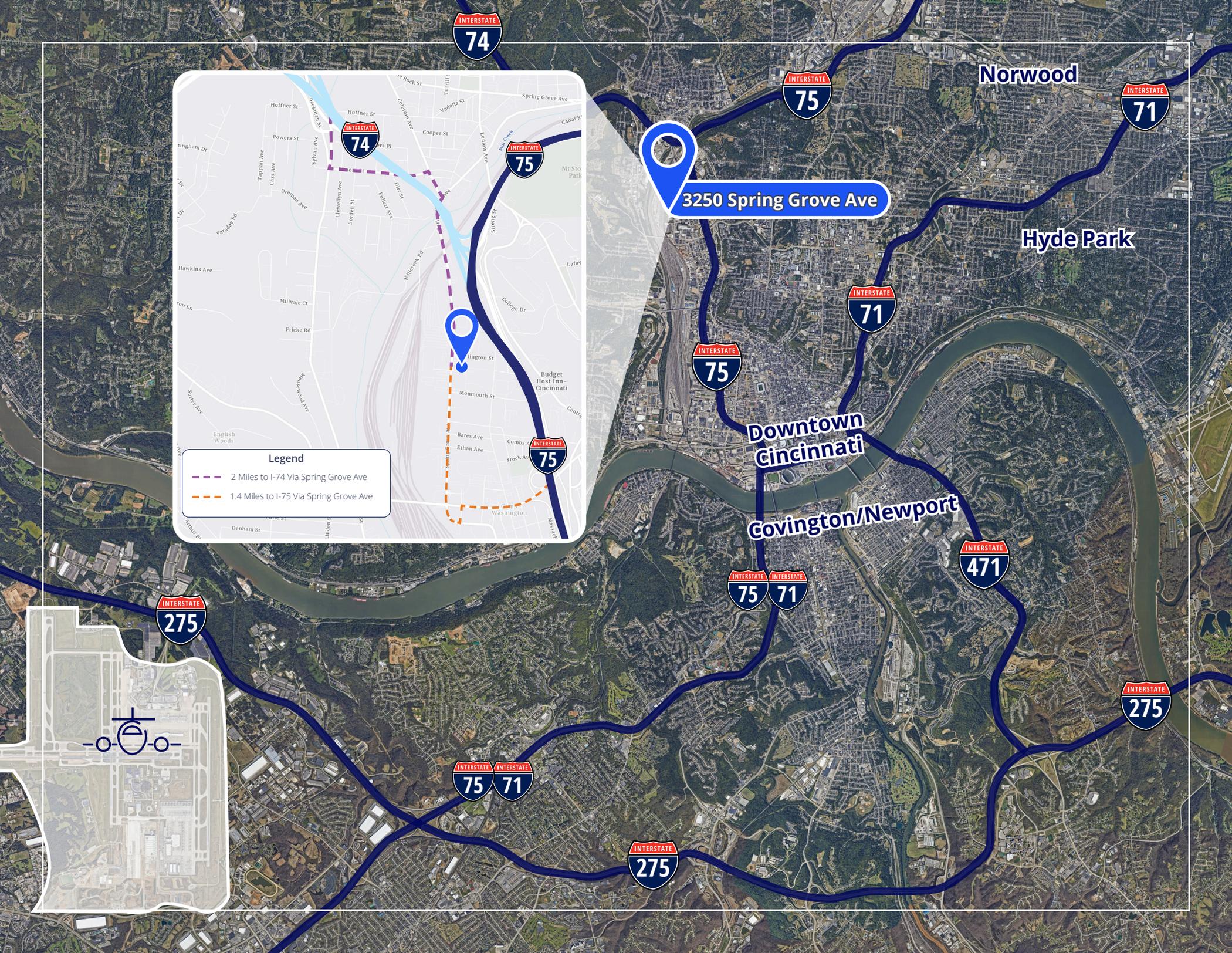
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Colliers | Greater Cincinnati
425 Walnut St, Suite 1200
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Building Area: 61,800 SF | 8,000 SF Office



Zoning	MG - Manufacturing General Camp Washington
Parcel Number	19000280021
Land Acreage	2.008
Clear Height	14'- 26'
Power	480V / 3-Phase, 500 kVA Transformer
Roof	Rubber Membrane and Metal
Crane	10-Ton, 3-Ton (Negotiable)
Sprinklers	Wet
HVAC	Northern Part of Building (17,500 SF) Fully Air-Conditioned
Heat	Gas Forced Air
Loading	<ul style="list-style-type: none"> • 4 Interior Dock Positions on Spring Grove Ave. • 1 Dock Position on Monmouth Ave. • 1 Drive-in Door (12' x 14')
Lighting	LED & T-8
Outbuilding	2,000 SF All Utilities



3250 Spring Grove Ave

Legend

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

Norwood

Hyde Park

Downtown Cincinnati

Covington/Newport





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