



Colliers

3100 Exon Avenue
Evendale, OH 45241

For Lease
Available May 1, 2026

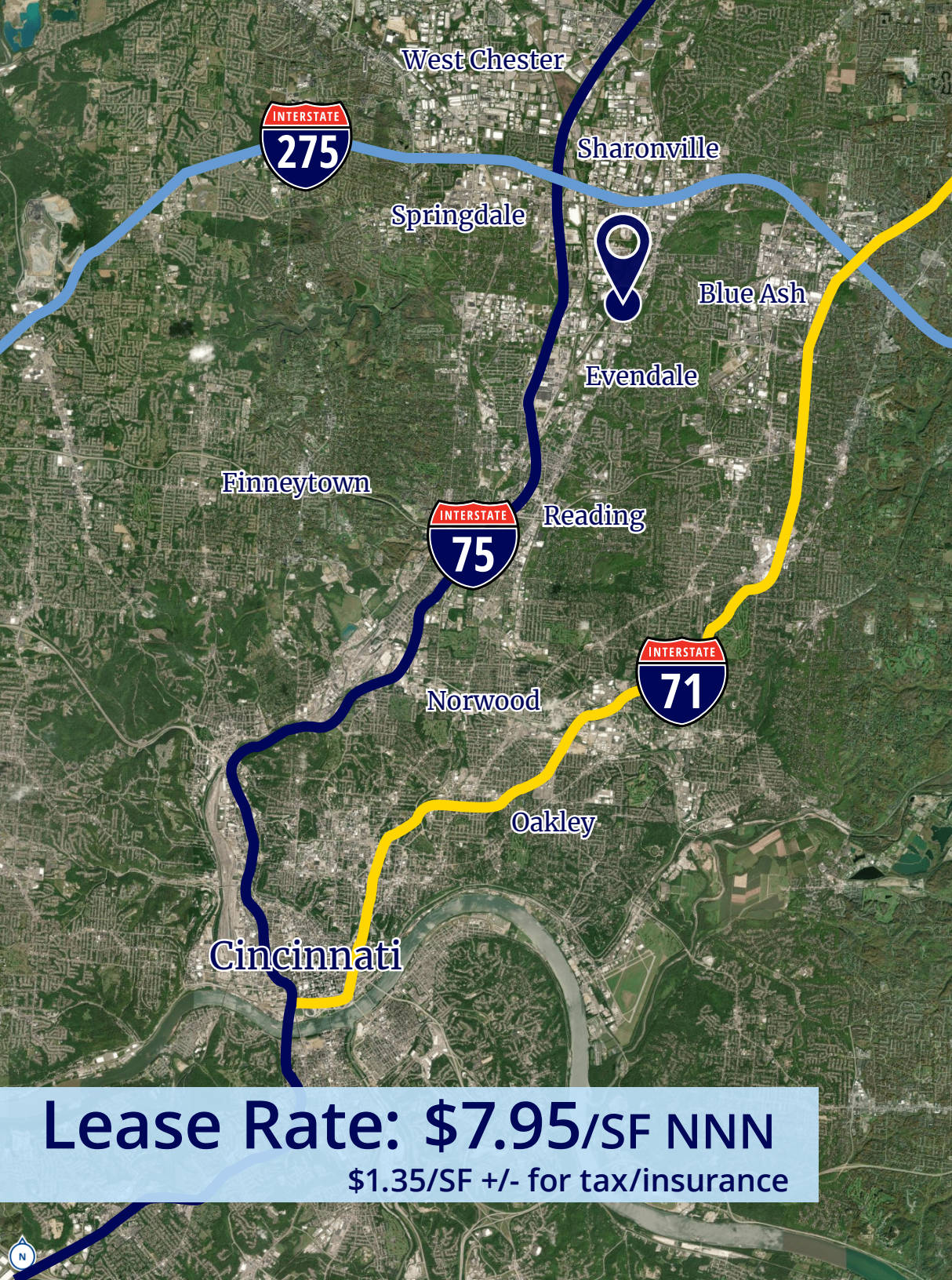
CELL TOWER
NOT INCLUDED

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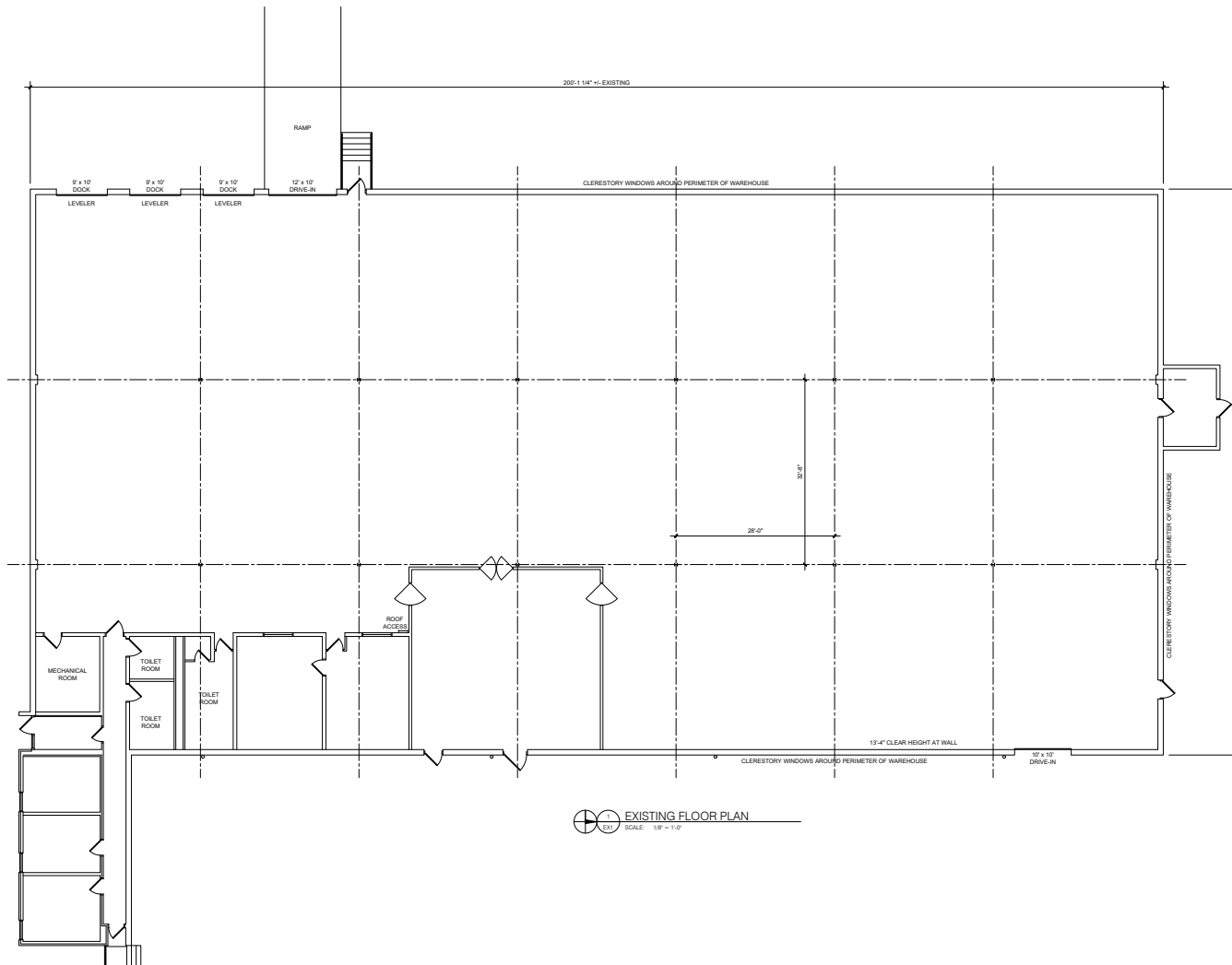
Property Highlights:

Total SF	20,800
Office SF	1,300 SF +/-
Showroom	1,000 SF +/-
Acreage	2 +/-
Parcel ID	611-0030-0051-00
Docks	3 with levelers (9' x 10')
Drive-ins	2 (12' x 10' & 10' x 10')
Clear Height	13'4"
Municipality	Village of Evendale
Zoning	IF-2
Parking	30 Spots +/-
Sprinkler	Wet System
Lighting	LED
Year Built	1957/Renovated 2025
Location	Property located in the floodplain
Notes	<p>Cell tower on property NOT included</p> <p>Recent Improvements:</p> <ul style="list-style-type: none">• New Roof• New exterior paint• New Landscaping• Showroom – LED lights• Warehouse Office – LED lights, VCT Floor and drywall and paint walls.• Warehouse Bathroom – LED lights, VCT floor, paint and replaced fixtures as needed

Lease Rate: \$7.95/SF NNN
\$1.35/SF +/- for tax/insurance



Floor Plan



Contact us:

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