



Colliers

For Sale

5027 & 5055 Madison Rd
Cincinnati, OH 45227



Bill Keefer, SIOR

Senior Vice President

+1 513 562 2235

bill.keefe@colliers.com

Jeff Kroeger, CCIM, SIOR

Senior Vice President

+1 513 562 2215

jeffrey.kroeger@colliers.com

Chuck Ackerman, CCIM, SIOR

Senior Vice President

+1 513 562 2266

chuck.ackerman@colliers.com

Colliers Cincinnati

425 Walnut St, Suite 1200

Cincinnati, Ohio 45202

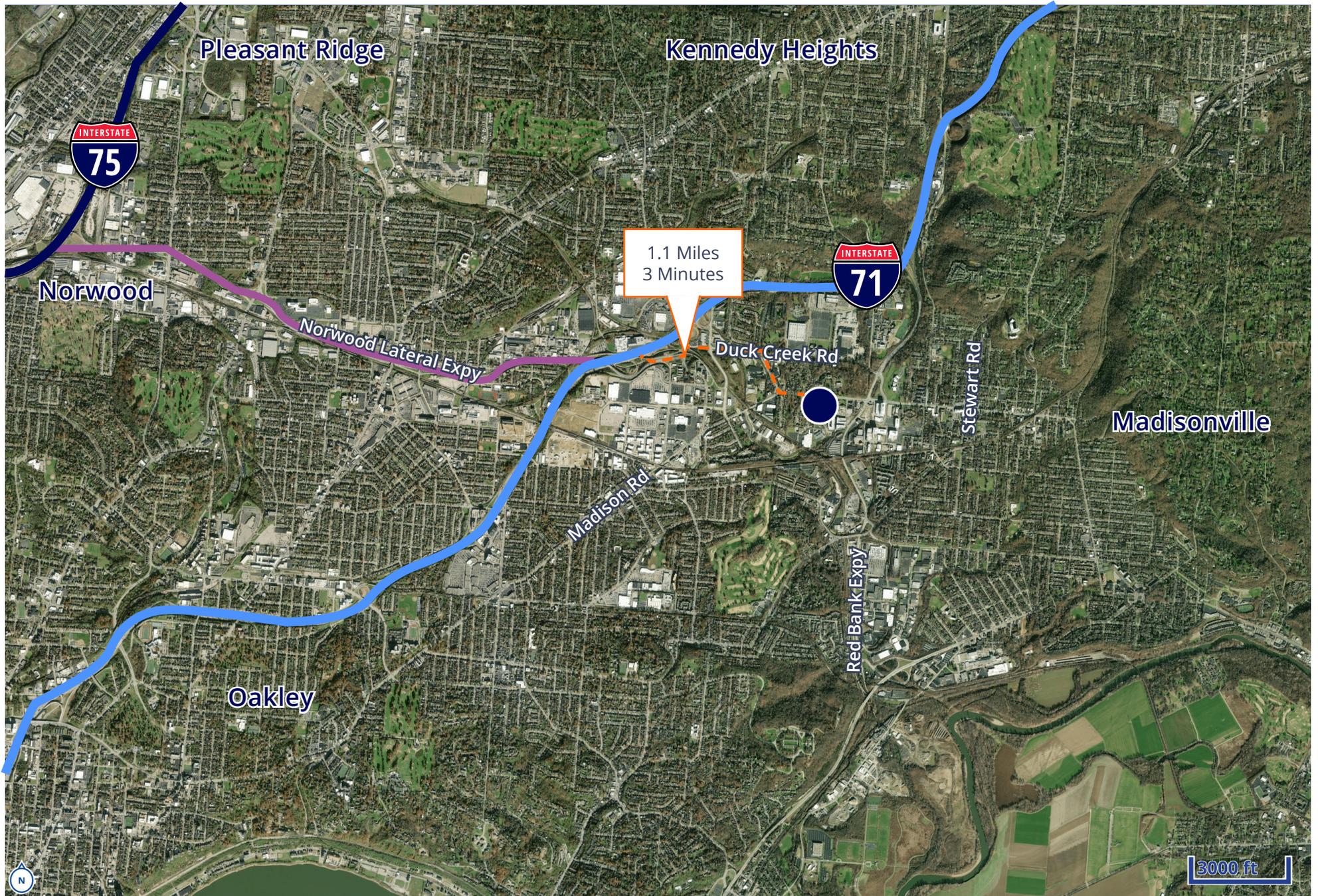
+1 513 562 2213

PROPERTY OVERVIEW

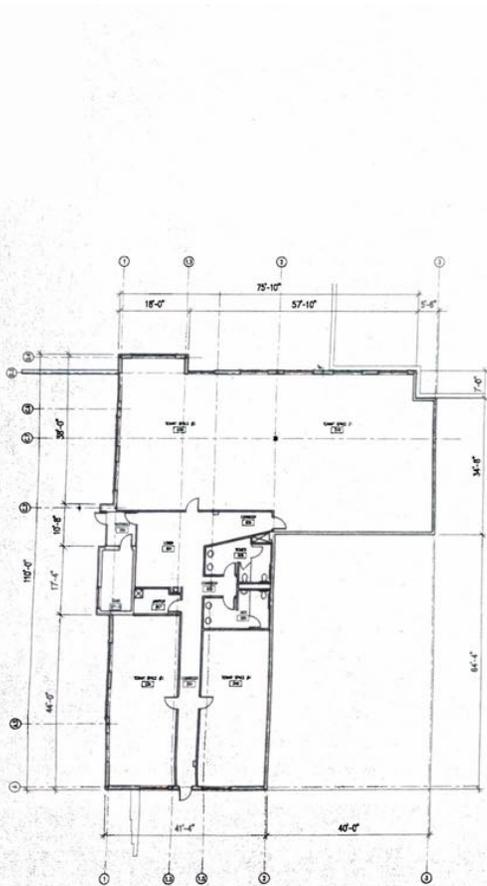
Total SF	54,784 SF	Sprinkler	Wet
Available SF (First Floor)	48,641 SF	Lighting	Fluorescent and skylights
Office SF	8,927 SF (First Floor) 6,143 SF (Second Floor) Leased on a month-to-month basis with separate entrance	Restrooms	2 sets (1 warehouse and 1 office)
Clear Height	11'-16'	Year Built	1966 1998
Drive-ins	One (9' 6" x 15')	Parking Lot	+/- 42 auto parking spots
Docks	Three 2 (8' x 10' with dock platform) 1 (8' x 8')	Acreage	2.81
Columns	Varies; 31' x 40' and 29' x 32'	Parcel ID	051-0008-0011-00, 051-0008-0011-00, 051-0008-0013-00
Crane	2 cranes (1,000lb & 4,000lb capacity)	Zoning	CGA - City of Cincinnati
Power	208/120v 3 phase 800 amp 208/120v 3 phase 1,200 amp	County	Hamilton County
Heat/HVAC	Office - Heat & air conditioned Warehouse - Heat & mostly air conditioned	Sale Price: \$3,999,000 (\$73/SF)	



MAP

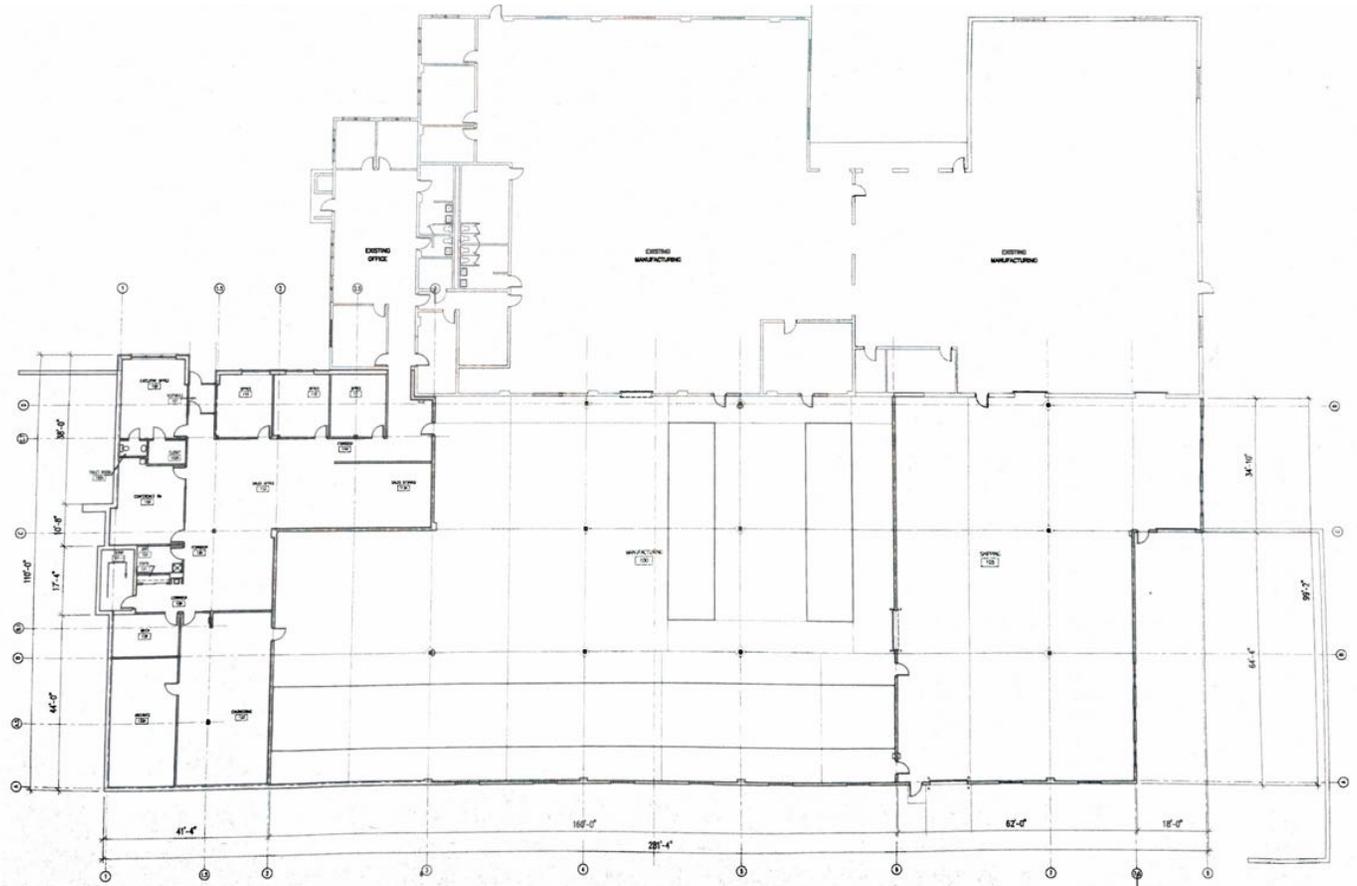


FLOORPLAN



OFFICE
SECOND FLOOR PLAN

SCALE: 1" = 1'-0"



OFFICE/MANUFACTURING
FIRST FLOOR PLAN

SCALE: 1" = 1'-0"



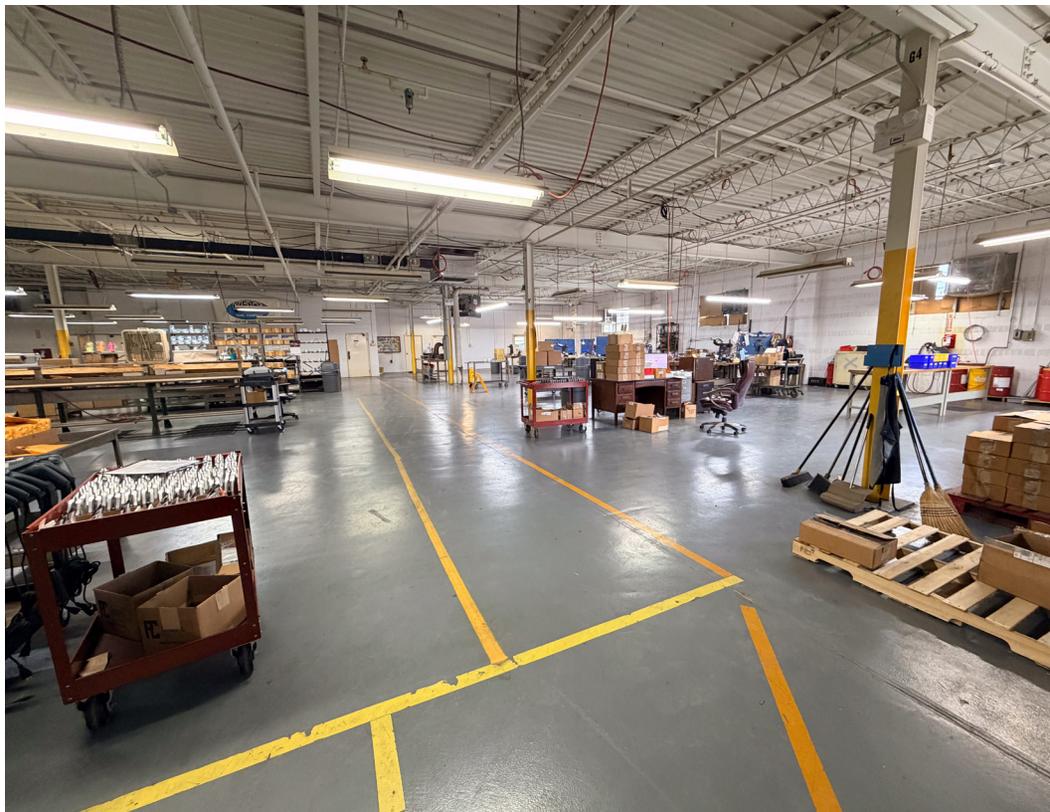
EXTERIOR PHOTOS



INTERIOR OFFICE



INTERIOR WAREHOUSE



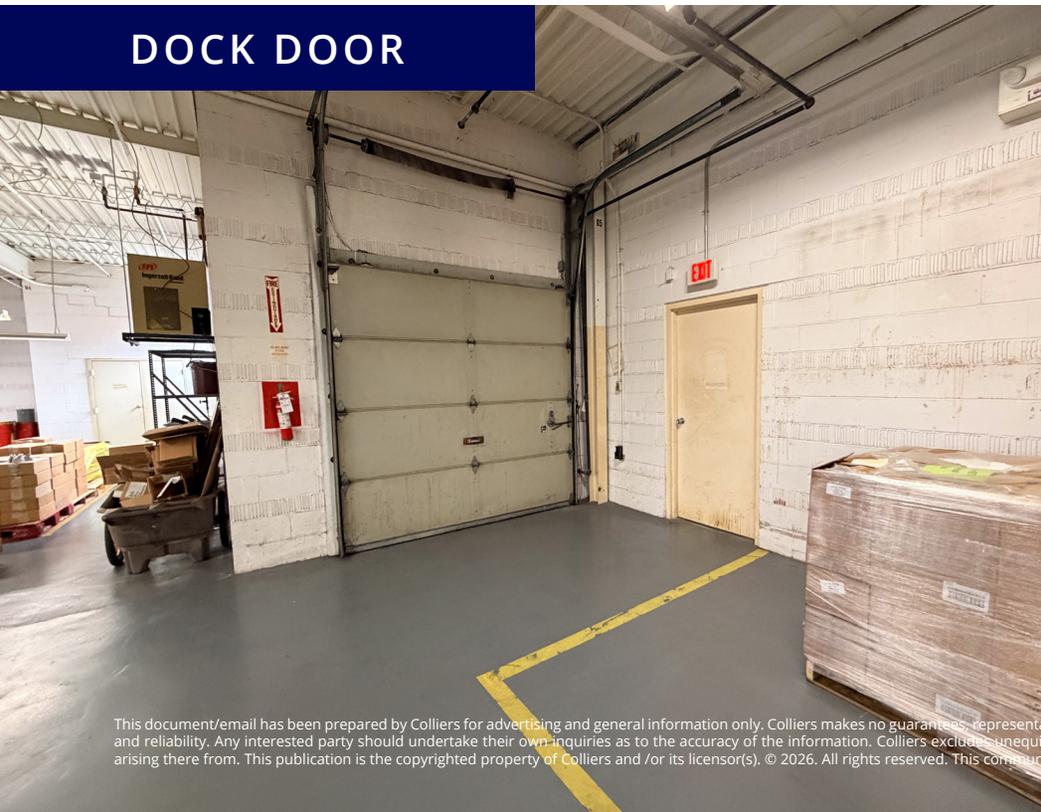
CRANE (1,000LBS)



CRANE (4,000LBS)



DOCK DOOR



MEZZANINE & BREAKROOM

