



7200 Colerain Avenue

Cincinnati, Ohio 45239

Property Highlights

- 11,876 sq. ft. total on 1.29 acres
- 9,500 sq. ft. main industrial/office building
- 1,200 sq. ft. detached garage building
- 1,176 sq. ft. office/retail (former residential building)
- 7 drive-in doors
- Unique features include: a paint booth, forklift, trucking frame straightener
- Clear heights vary, but allow for a minimum of 13'
- Two access points
- Secured lot allowing for outdoor storage dependent upon use

Offering Summary

Building Size:	11,876 SF
Lease Rate:	\$7 PSF NNN
Sale Price:	\$1,425,000
Available SF:	1,176 - 11,876 SF
Lot Size:	1.29 Acres

Demographics	1 Mile	3 Miles	5 Miles
Total Households	6,134	37,902	84,923
Total Population	14,857	91,963	202,498
Average HH Income	\$73,992	\$79,571	\$81,310

For More Information

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For Lease or Sale

1,176 - 11,876 SF

Auto Related Space



BROCHURE | 7200 Colerain Avenue Cincinnati, OH 45239

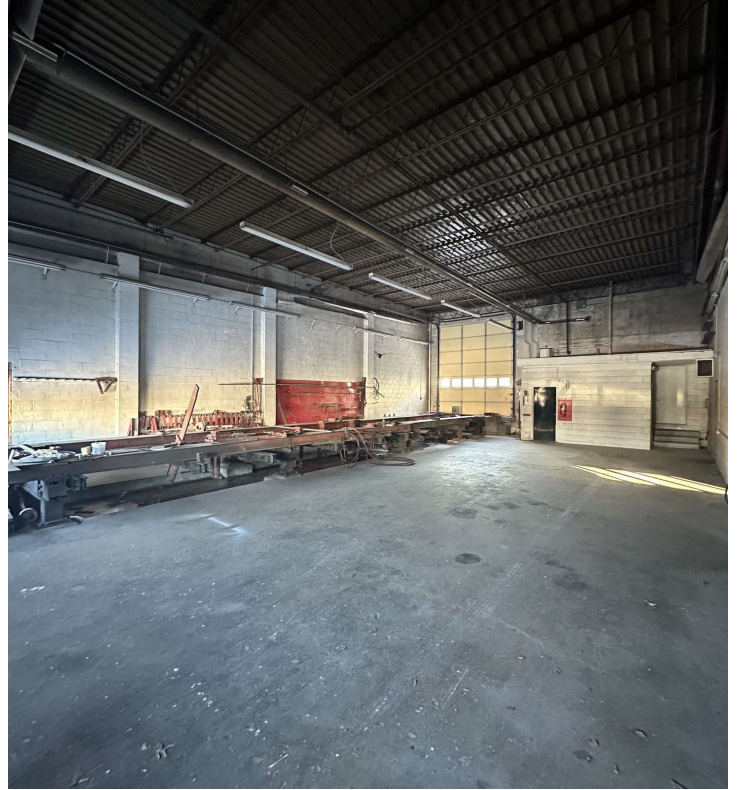
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For Sale & Lease

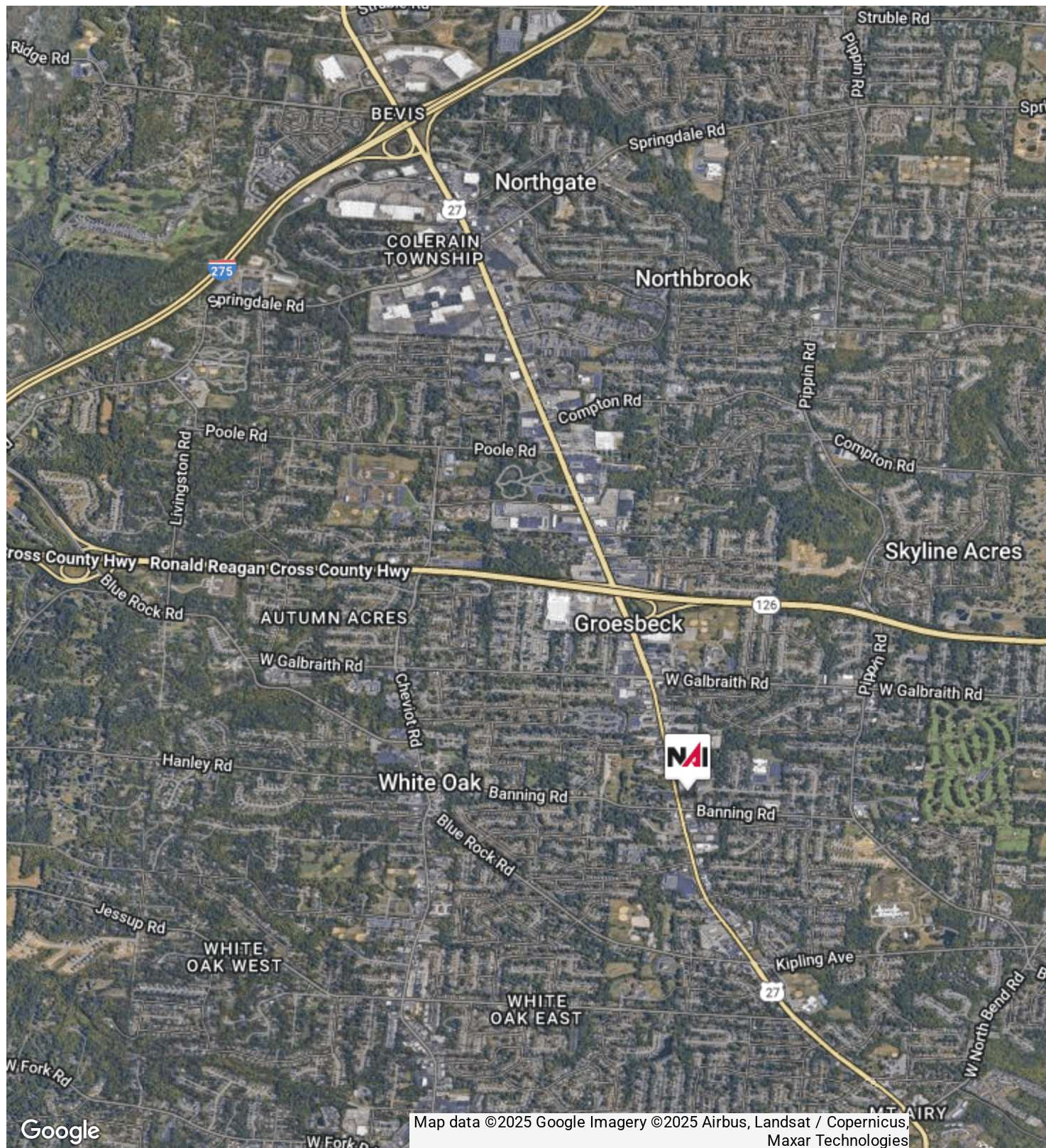
1,176 - 11,876 SF | \$1,425,000

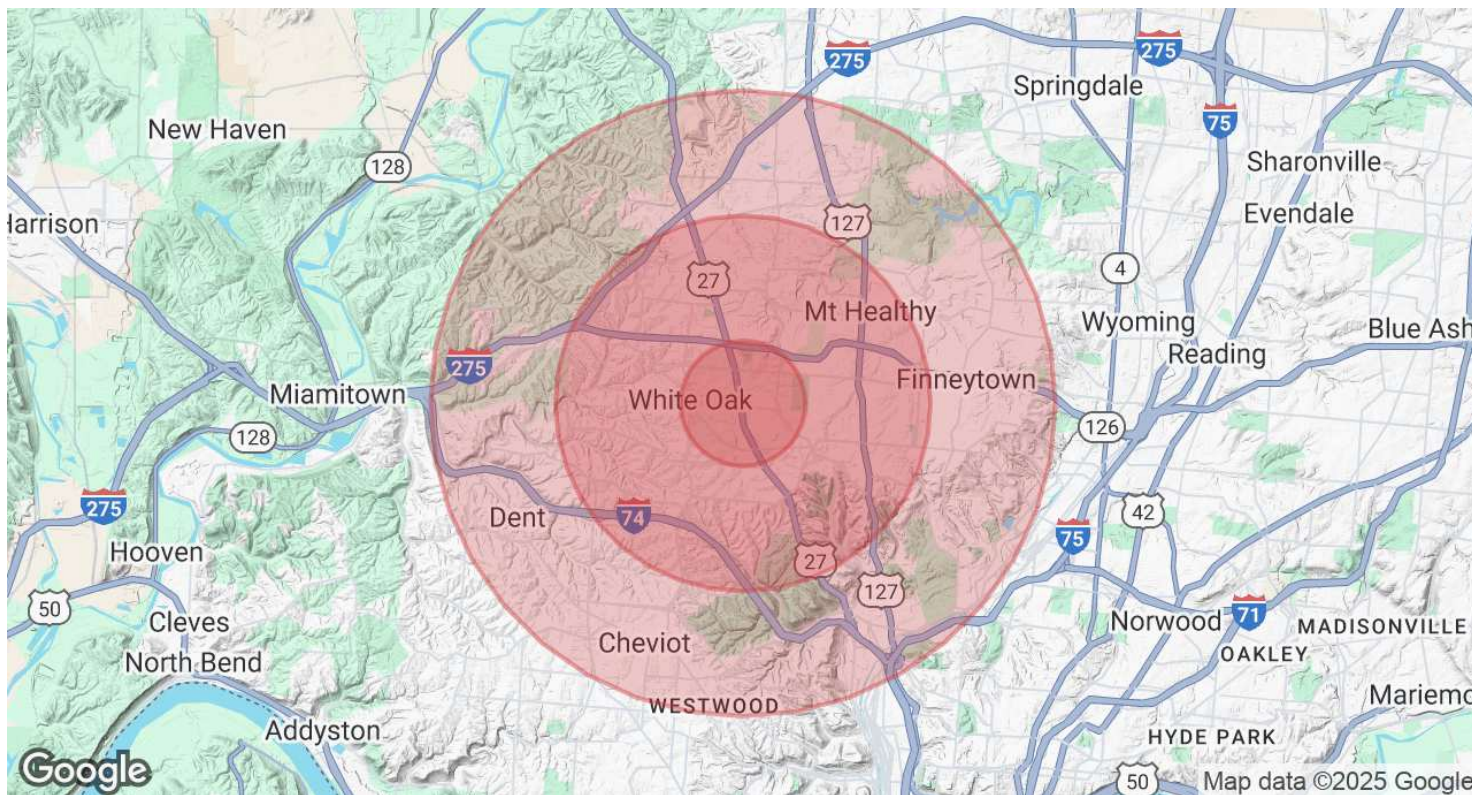
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Population	1 Mile	3 Miles	5 Miles
Total Population	14,857	91,963	202,498
Average Age	39	41	41
Average Age (Male)	38	39	39
Average Age (Female)	41	42	42

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	6,134	37,902	84,923
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$73,992	\$79,571	\$81,310
Average House Value	\$177,613	\$204,776	\$211,729

Demographics data derived from AlphaMap