



3265 Colerain Ave
Cincinnati, OH 45225

For Sale
Building & Cell Tower (Must be purchased together)



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PROPERTY OVERVIEW

Total SF	152,376 SF
Office	Varies; 3,000 SF Estimated
Loading	8 Large Loading Docks 6 Side Loading Docks 3 Attached Garages
Acres	2.562
Year Built	1925-1944
Zoning	MG Manufacturing General
Clear Height	Varies; Mostly 12'
Elevators	2 Freight elevators
Sprinkler	Dry system (heads replaced in 2016)
Heat	Gas Forced Air
Cell Tower	\$1,650/MO (T-Mobile) Jumps to \$1,950/year in 2027 with 5% annual escalations
Note	Building approximately 90% leased with significant in-place income with Month-To-Month Tenants, and one longer term tenant

LOCATION DETAILS

- Parcel ID - 190-0028-0025-00
- Located in Camp Washington in Hamilton County
- Directly across from the American Sign Museum & Valley Park
- Just minutes off 74/75 corridor and just a few minutes from Downtown & NKY
- Conveniently located near the TRANSFLO Rail (0.8 miles)
- Gated parking in rear of building
- Redevelopment opportunity



Sale Price: \$2,500,000





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