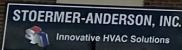




Colliers



STOERMER-ANDERSON, INC.  
Innovative HVAC Solutions

3818

**For Sale**

**3818 Red Bank Rd**  
Cincinnati, OH 45227

**Available June 2024**  
**Tenant Relocating**

**Contact us:**

**Jeffrey Kroeger, CCIM**

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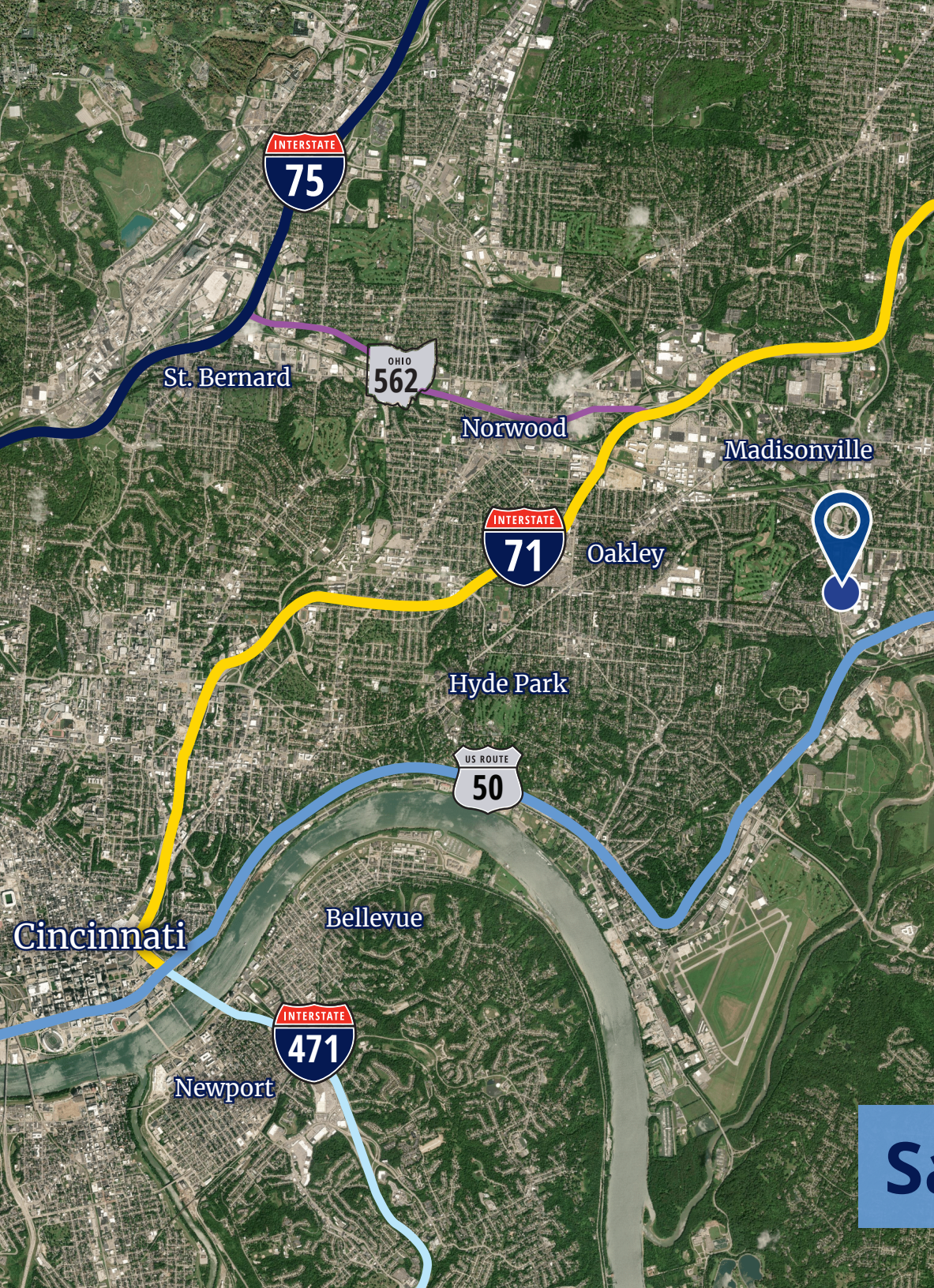
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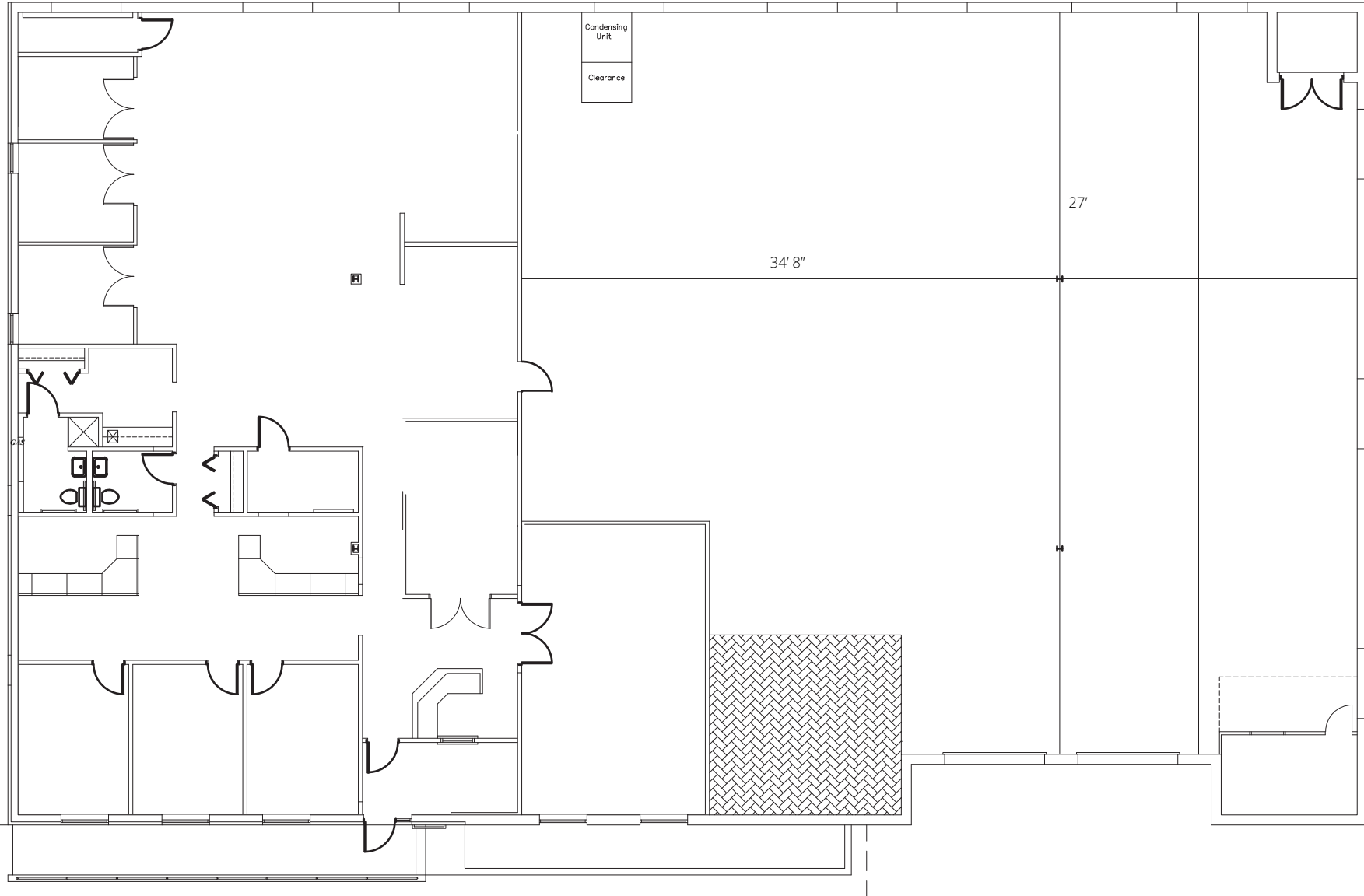


## Property Highlights:

Available SF	11,056
Office SF	4,900
Warehouse SF	6,156
Acreage	.45 Acres
Column Spacing	34' x 27'
Zoning	Zone H – Reinvestment / Red Bank Road Architectural Review Overlay District – Fairfax, Ohio
Year Built	1966
Construction	Masonry
Highway Access	<ul style="list-style-type: none"><li>• 2 Miles to I-71 via Red Bank Expy</li><li>• .4 Miles to US 50 / Columbia Pkwy</li><li>• 7 Miles to I-275 via Kellogg Avenue</li></ul>
Clear Height (WHSE)	18'
Roof & Age	Flat membrane roof
Loading	2 docks (8' x 10') & (8' x 14')
Parcel Number	052300020097
HVAC	Full HVAC in office Gas-fired heating units in warehouse
Lighting	Fluorescent lighting with Clerestory windows
Sprinkler	None
Parking	13 Auto spots

**Sale Price: \$1,375,000**

# Floor Plan



### Legend

-  2 Miles to I-71 via Red Bank Expy
-  .4 Miles to US 50 / Columbia Pkwy



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