



For Lease

3416 Colerain Avenue
Cincinnati, OH 45225

12,481 SF Available For Lease



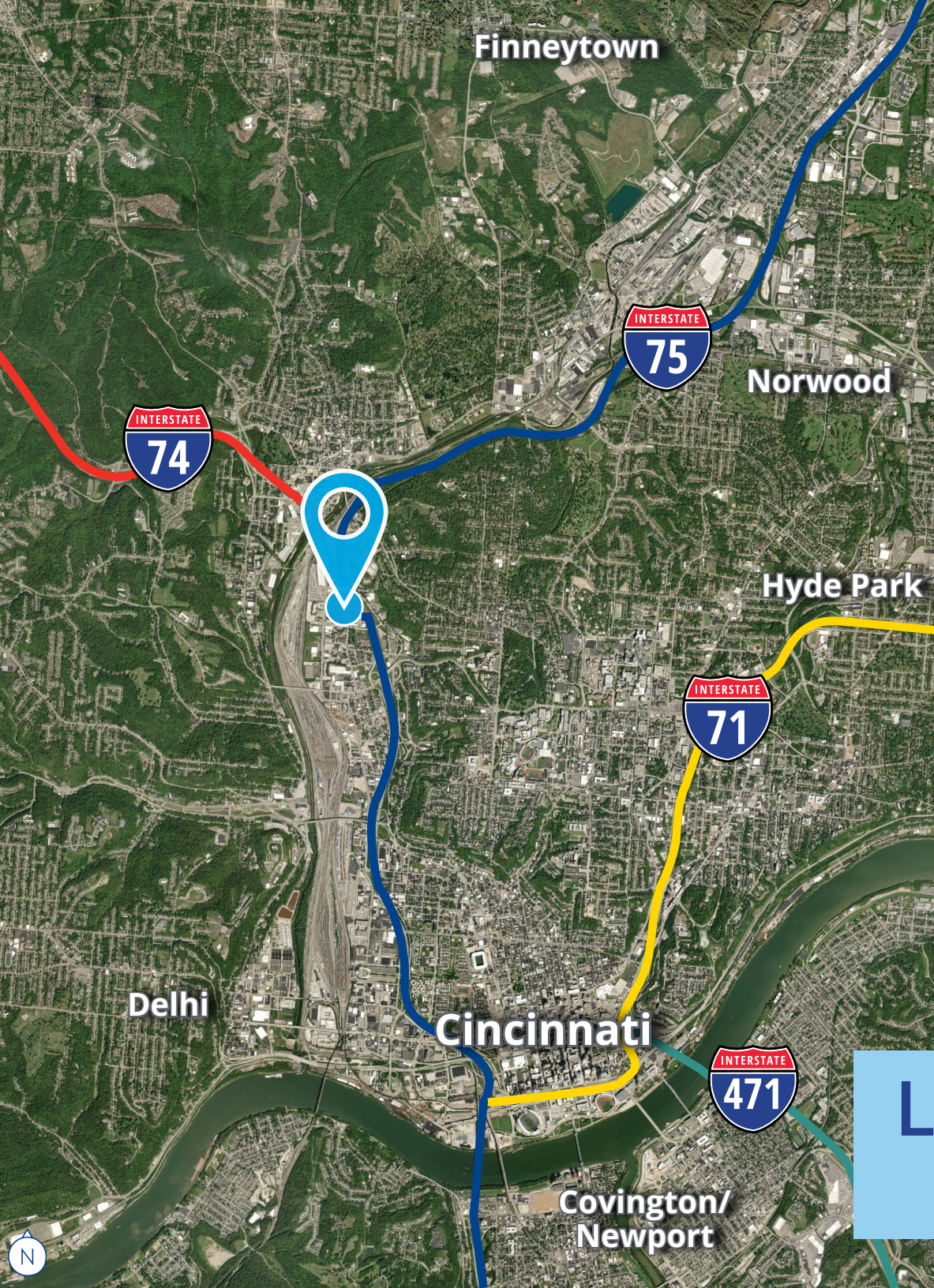
Click here for drone footage!

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Property Highlights:

Total Building Area 12,481 SF

Office 1,000 SF

Clear Height 12' and 19'

Year Built 1951 | Addition/Renovated 1981

Drive-ins 2 (12'W x 13'H)

Electric 800 Amp, 600 V 3 Phase electric
(Electric runs throughout)

Crane 10 Ton Crane | 40' x 161' run

Note

- Excellent manufacturing building
- Convenient Camp Washington location

Lease Rate: \$7.00/SF
OPEX: \$1.00/SF



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Property Highlights:

 2.3 Miles to I-74 Via Spring Grove Ave.

 0.7 Miles to I-75 Via Hopple St.

