

A photograph of a modern commercial building at the corner of a street. The building features a combination of grey brick on the ground floor and light-colored metal siding on the upper levels. It has large windows and a glass entrance. The address number "415" is visible above the door. The building is situated on a street corner with a sidewalk and a road with yellow double lines. Power lines and utility poles are visible in the background under a clear blue sky.

For Sale or Lease

415 Greenwell Avenue
Cincinnati, OH 45238

**100% Air Conditioned | 16,800 SF first floor space +
additional upstairs bonus space of 13,000 SF**

Newly renovated building ideal for service contractor, breweries, retail or specialty use!

Contact Us:

Chuck Ackerman

Senior Vice President
chuck.ackerman@colliers.com
+1 513 562 2266

Bill Keefer

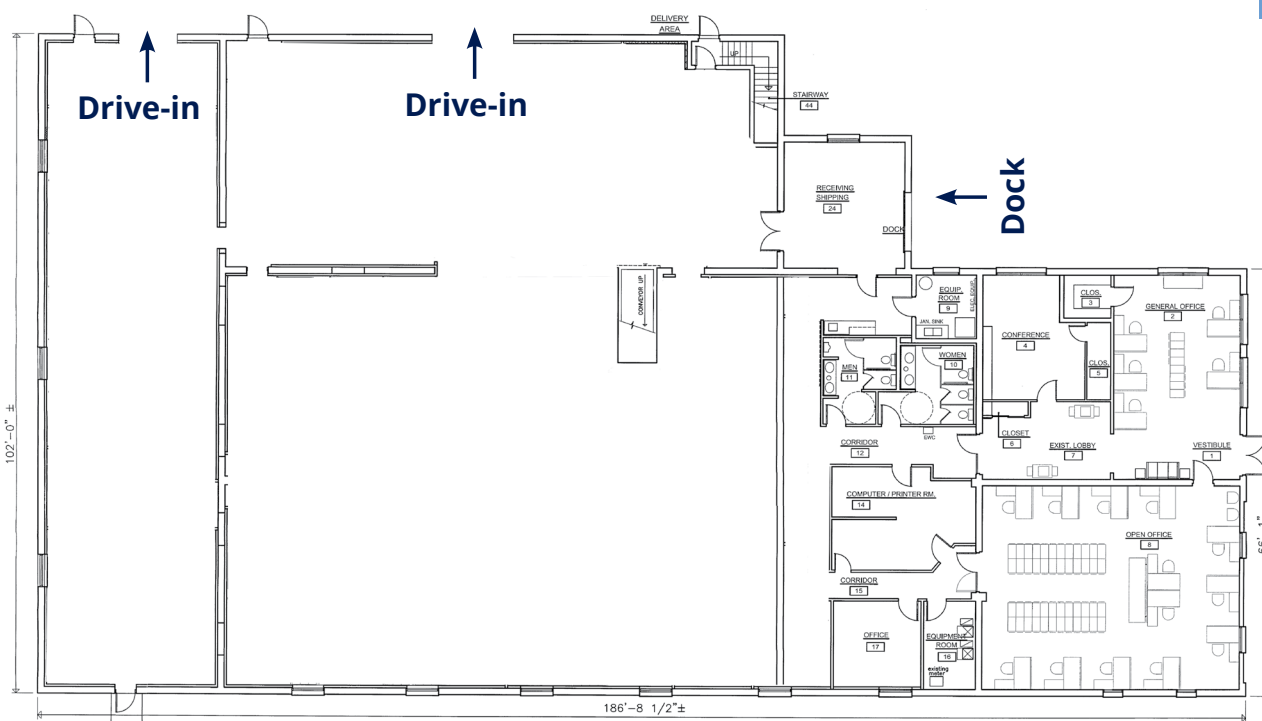
Senior Vice President
bill.keefe@colliers.com
+1 513 562 2235

Jeffrey Kroeger

Vice President
jeffrey.kroeger@colliers.com
+1 513 562 2215



Floor Plan



Building Details

- 16,805 SF main floor - completely renovated
- 14,000 SF Open space
- 2,805 SF office
- One truck dock
- 2 drive-in doors
- 60 parking spaces - newly paved lot
- Entire warehouse is air conditioned
- Zoning: Delhi Township
- [Click here to view accepted uses](#)

Bonus: Free Upstairs Square Footage

Open space -13,707 SF! Conveyor system to downstairs truck dock, and drive-in doors.

Additional Recent Improvements

- New drive-in-doors
- Upgraded electric
- New LED Lighting
- Large lot newly paved, sealed, and striped
- Landscaping/ Outdoor gathering area

Lease Rate:

\$6.50/SF NNN

Asking Price:

\$950,000





At Colliers, we are enterprising.

We maximize the potential of property to accelerate the success of our clients and our people.

Contact Us:

Chuck Ackerman

Senior Vice President

chuck.ackerman@colliers.com

+1 513 562 2266

Bill Keefer

Senior Vice President

bill.keefe@colliers.com

+1 513 562 2235

Jeff Kroeger

Vice President

jeffrey.kroeger@colliers.com

+1 513 562 2215

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

Colliers Cincinnati

425 Walnut Street | Suite 1200

Cincinnati, Ohio 45202

Main: +1 513 721 4200