

# 2917 COLERAIN AVE.

CINCINNATI, OH 45225

AVAILABLE FOR SALE

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**Rod MacEachen**  
(513) 675-5764  
Rod@SqFtCommercial.com

**Roddy MacEachen, SIOR**  
(513) 739-3985  
Roddy@SqFtCommercial.com

**Jared Wagoner, SIOR**  
(812) 890-1768  
Jared@SqFtCommercial.com

**Matt Schutte**  
(859) 414-9169  
Matt@SqFtCommercial.com

**Sarah Kern**  
(513) 426-4864  
Sarah@SqFtCommercial.com

**Amy Castaneda**  
(503) 310-9768  
Amy@SqFtCommercial.com

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## PROPERTY HIGHLIGHTS



**10,010 SqFt industrial building with functional split: ~7,900 SF warehouse / ~2,100 SF office**

- 12' clear height
- Clear span warehouse
- 12'x12' Drive in door
- Heavy power: 240V, 3-phase, 1,100 amps
- Fully serviced shop with compressed air lines throughout + natural gas heat
- Solid construction (brick/block/metal) with newer rubber/tar roof system (warranty in place)
- 3 office restrooms + dedicated warehouse restroom
- Available Immediately
- Asking price: \$500,000

 [CLICK HERE FOR AERIAL VIDEO](#)

## PROPERTY DETAILS

Total SqFt:	10,010 (70' x 143')
Warehouse SqFt:	7,907
Office SqFt:	2,102
Acreage:	0.238 acres
Clear Height:	12'
Year Built:	1935, remodeled in 2020
Type Construction:	Brick, Block, Metal
Lighting:	T5s fluorescent
Column Spacing:	None
Dock door:	None
Drive-in door:	12'x12'
Sprinkler:	None
Electrical Service:	240v 3 Phase 1,100 amps
Heat:	Natural gas fired heater
Roof:	Five Star rubber/tar w/metal flake, warranty
Parking Lot:	None
Restrooms:	3 office + 1 large warehouse restroom
Hamilton County Parcel ID's:	188-0013-0096-00
Floor Drains	Five
Air lines	Throughout

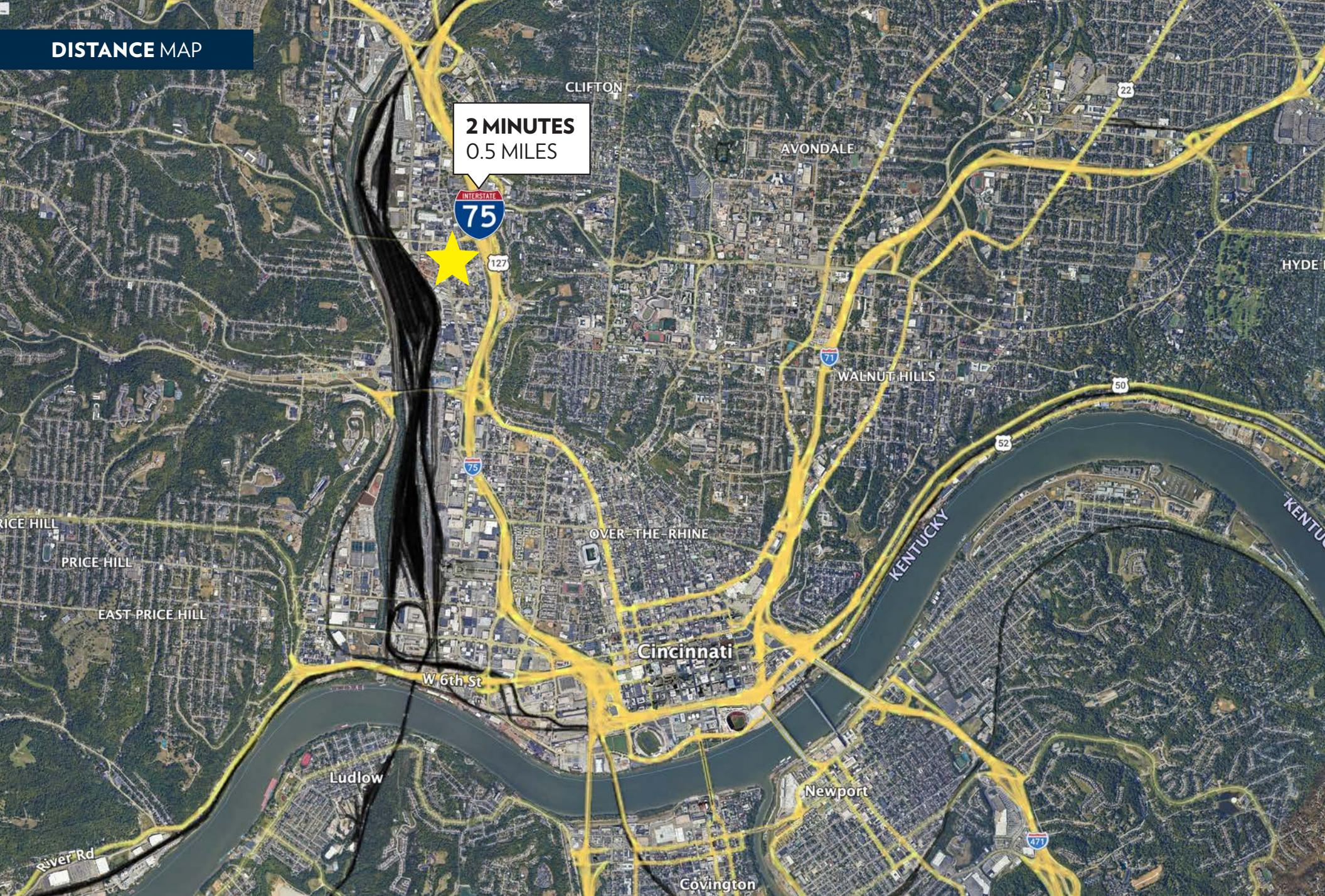
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## DISTANCE MAP



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## PARCEL OUTLINE



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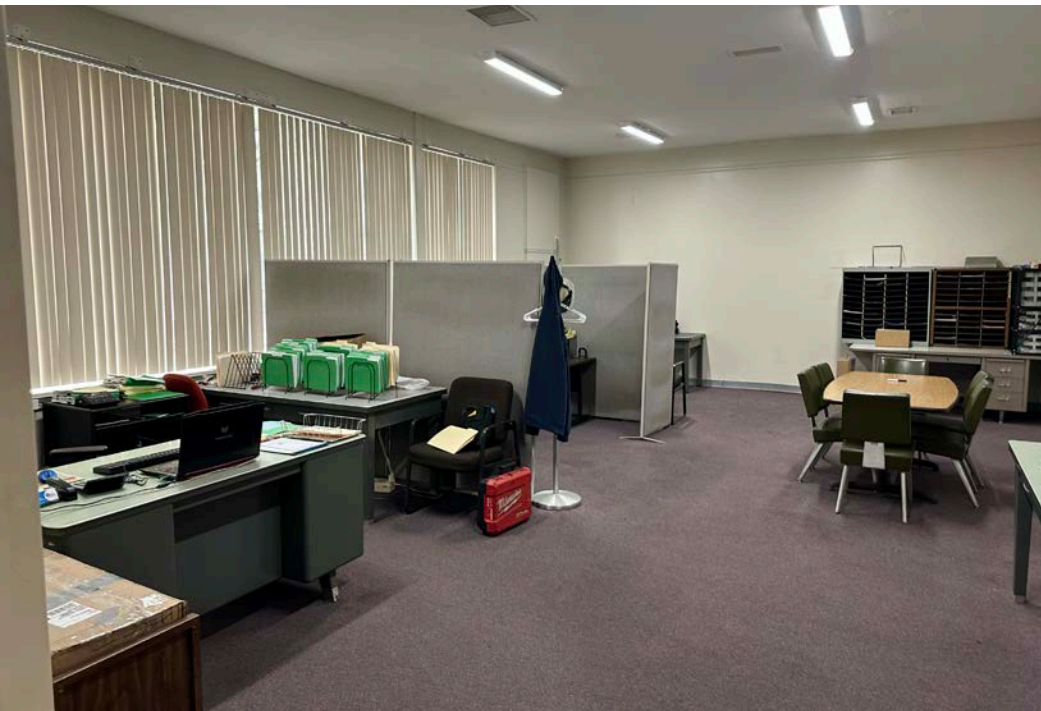
## FLOOR PLAN



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