



3475 SPRING GROVE AVE. CINCINNATI, OH 45223 – HAMILTON COUNTY
AVAILABLE FOR SALE OR LEASE



CLICK HERE FOR AERIAL VIDEO



CLICK HERE FOR THE 360° TOUR



CLICK HERE FOR AERIAL PHOTOS

PROPERTY HIGHLIGHTS



226,928 SqFt

- Located in Camp Washington within minutes to I-74/I-75
- 5 minutes from Cincinnati CBD
- Former steel distribution and fabrication warehouse
- Building has drive-thru capabilities
- Bridge cranes throughout; 3-15 ton capacity
- Divisible to 50,000 SqFt
- Short term leases considered
- Zoning: City of Cincinnati “MG – Manufacturing General”

INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | [SQFTCOMMERCIAL.COM](https://www.sqftcommercial.com)

3475 SPRING GROVE AVE

CINCINNATI, OH

PROPERTY DETAILS

Total SqFt:	226,928 (1,074'x220')
Warehouse SqFt:	214,500
Office SqFt:	12,428 (2-floors); 6,271 1st floor, 5,252 2nd floor, 905 mechanical room
Acreage:	6.55 acres
Clear Height:	32'
Year Built:	1955
Type Construction:	Concrete and steel frame
Lighting:	Metal halide, T-5's, and LED's
Column Spacing:	106'6" x 25', 54'5" x 25', and 55'8" x 25'
Dock door:	Four (4) recessed dock wells with mechanical pit levelers. 25'x75' interior dock wells
Drive-in door:	Eight (8); 28'x21', 17'x15', 2-34'x15', 22'x15', 14'x14', 2-24'x14'. See floor plan
Bridge Cranes:	Nine (9); Two (5-ton), One (8-ton), Three (10-ton), One (15-ton) One (3-ton). Cranes currently inoperable

Bridge Cranes Span:	106'6", 54'5", and 55'8"
Bridge Crane Hook Height:	22'-24'
Sprinkler:	None
Electrical Service:	480V/3-phase/2,000 amps
Heat:	None; To Suit
Roof:	White TPO - Rubber membrane (2006 - 20-year warranty)
Parking Lot:	75+ spaces and expandable
Restrooms:	Two (2) sets in office and two (2) sets in warehouse
Assessed Value:	\$1,028,860 (\$5/SqFt)
Annual Property Taxes:	\$32,399 (\$0.14/SqFt)
Hamilton County Parcel ID:	190-0029-0040-00 & 191-0032-0049-00

DISTANCE MAP

60%

of U.S. population within a
1-DAY DRIVE

Represents

1.7M

Cincinnati, OH, MSA
LABOR FORCE

CENTRALLY LOCATED

CVG +/- 17 miles

DHL +/- 16 miles

FedEx +/- 16 miles

UPS +/- 16 miles

CSX +/- 1 mile

JMS +/- 2 miles

INTERSTATE 71 +/- 5 miles

INTERSTATE 74 +/- 4 miles

INTERSTATE 75 +/- 1 mile



INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | SQFTCOMMERCIAL.COM



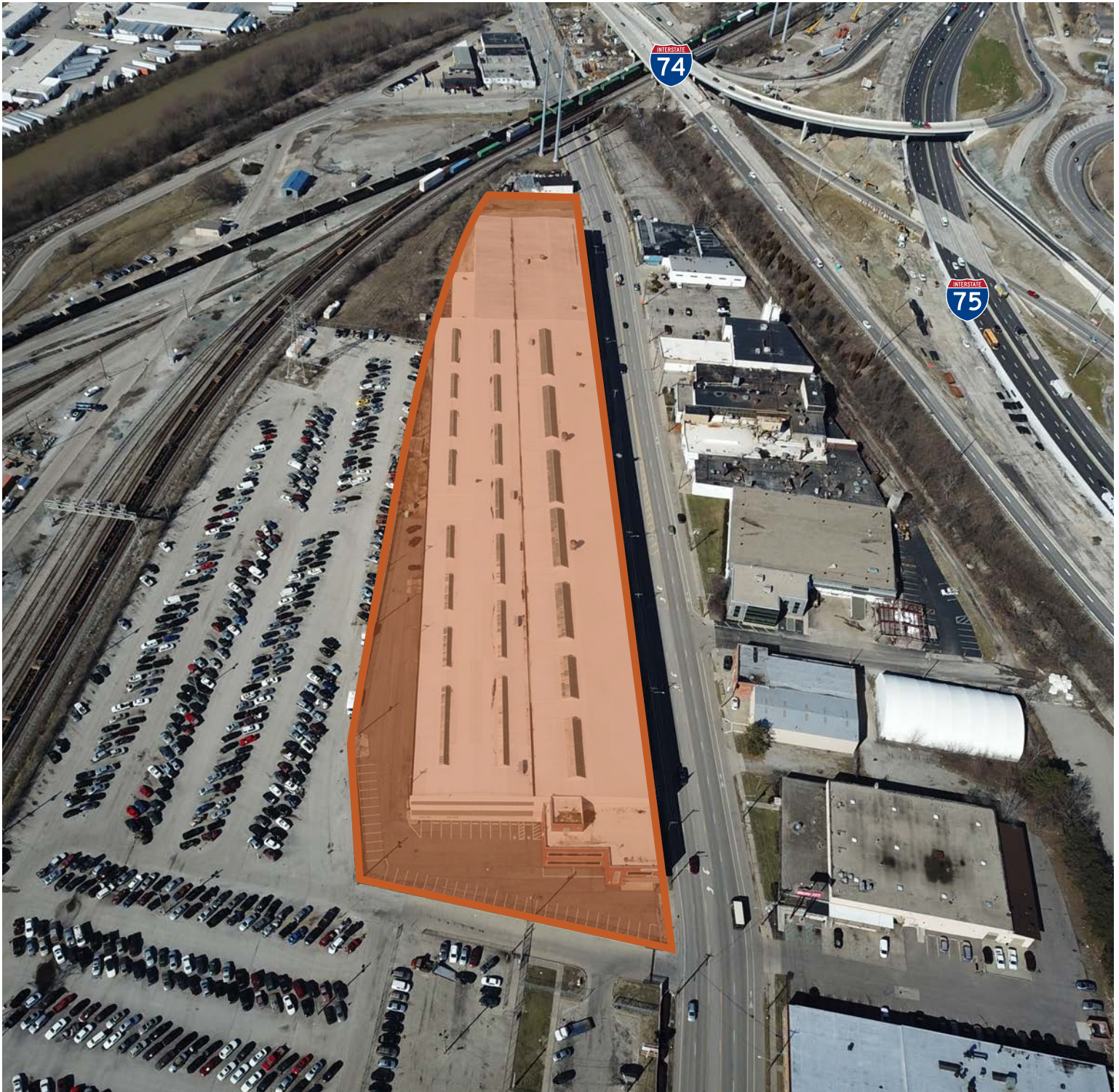
Rod MacEachen
(513) 675-5764
Rod@SqFtCommercial.com

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

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

3475 SPRING GROVE AVE CINCINNATI, OH

AERIAL



INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | [SQFTCOMMERCIAL.COM](https://www.sqftcommercial.com)



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

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

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

3475 SPRING GROVE AVE CINCINNATI, OH

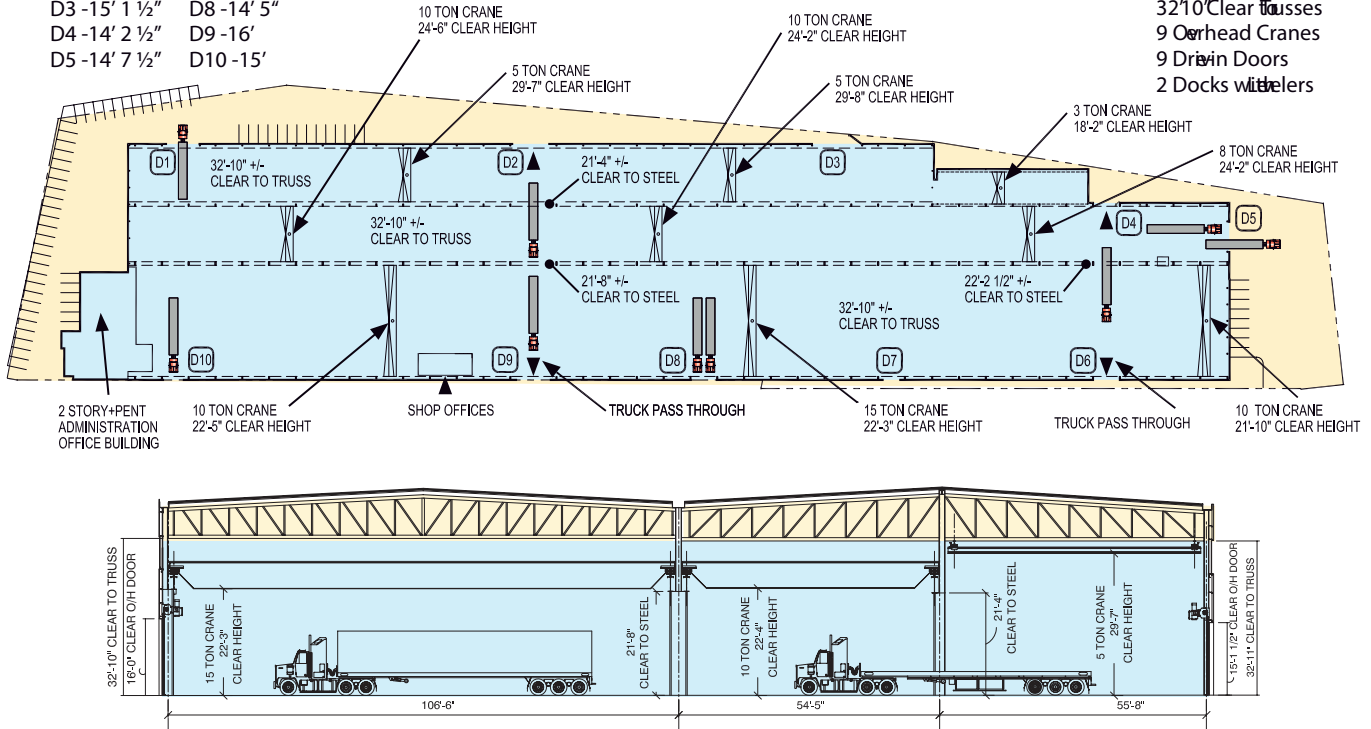
FLOOR PLANS

Overhead Door Clear Heights:

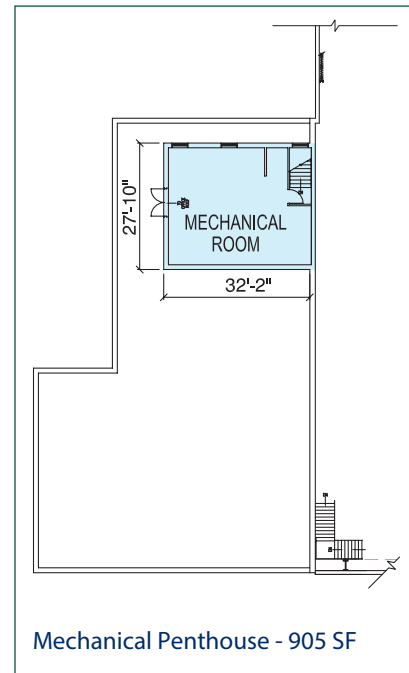
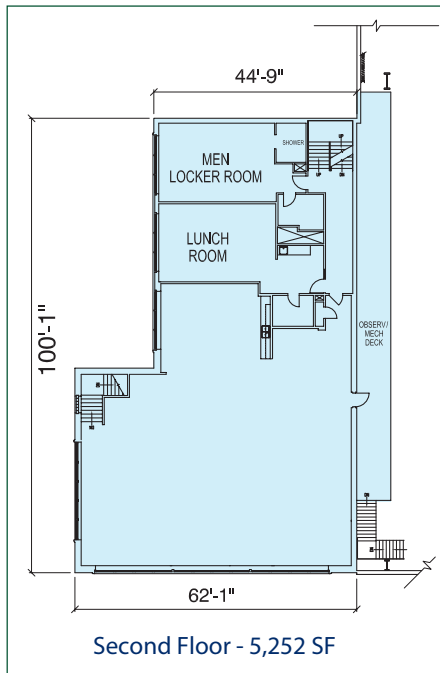
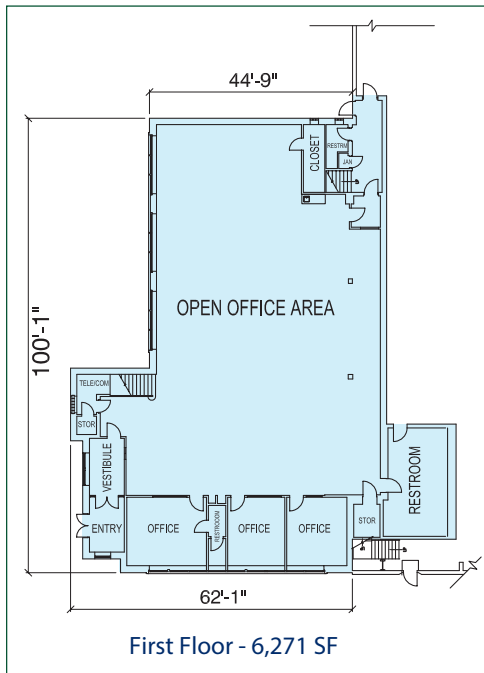
D1 -21' 1"	D6 -14'
D2 -15' 1 1/2"	D7 -14' 1 1/2"
D3 -15' 1 1/2"	D8 -14' 5"
D4 -14' 2 1/2"	D9 -16'
D5 -14' 7 1/2"	D10 -15'

Building Specs:

Length: Up to 1,074'
Width: Up to 220'
32'10" Clear Trusses
9 Overhead Cranes
9 Drive Doors
2 Docks with Lifters

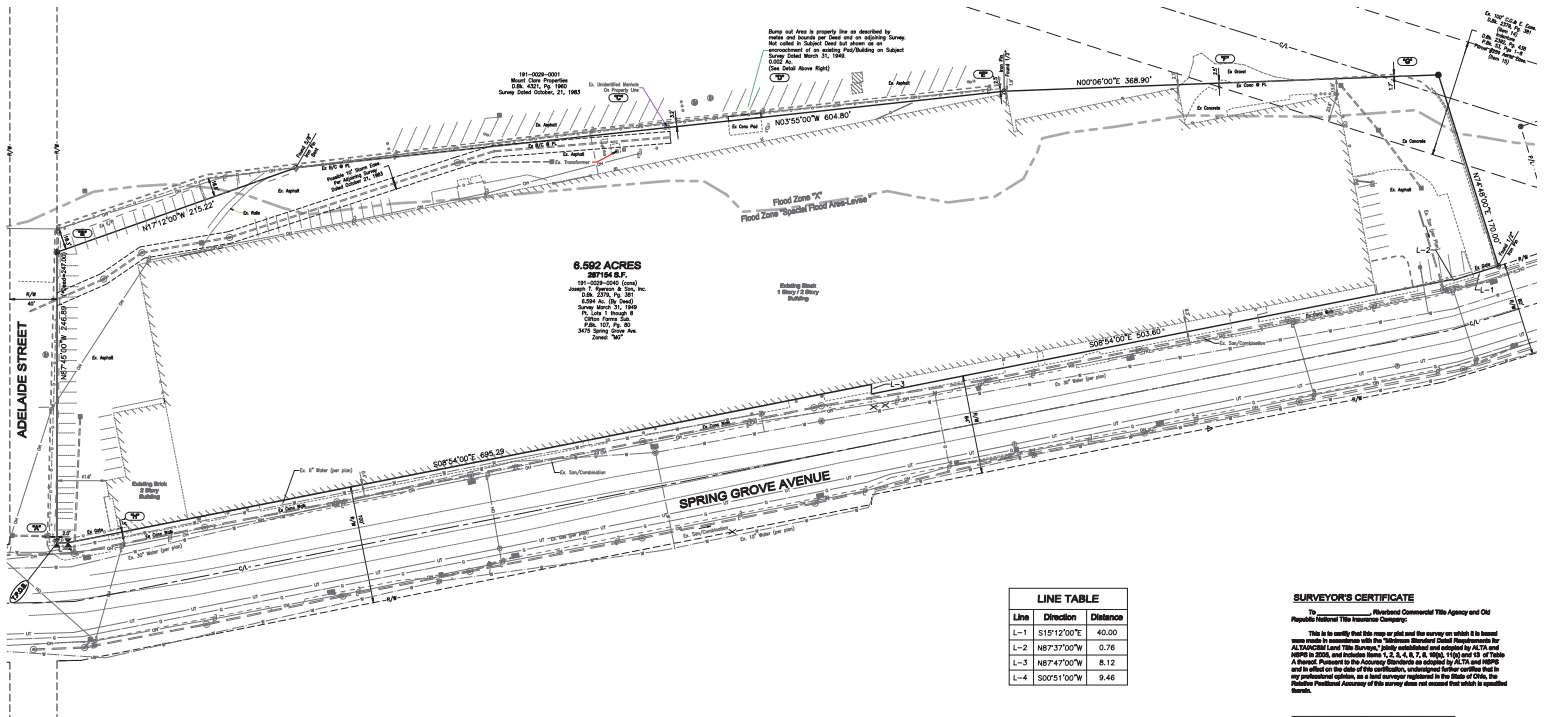


Offices — 12,428 SF

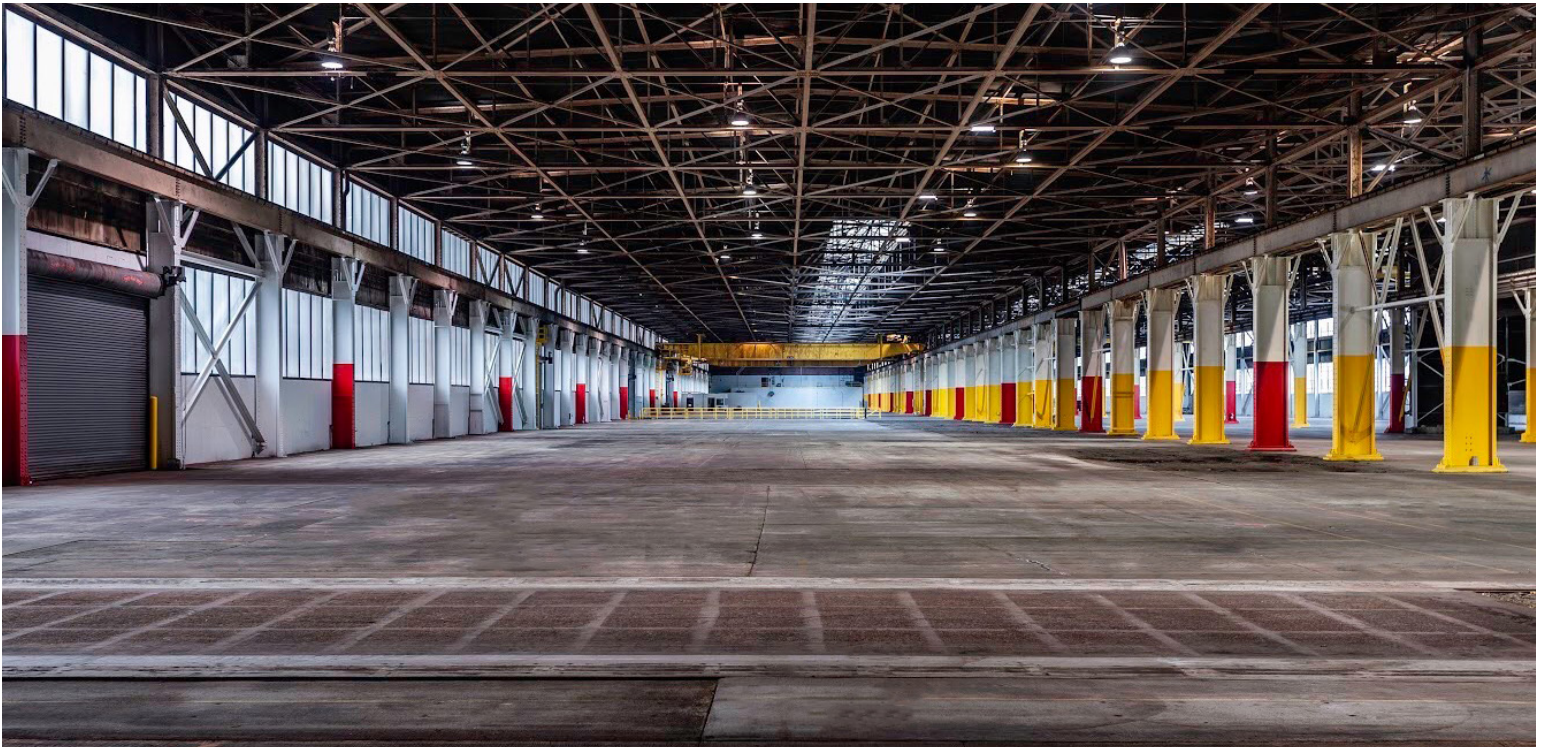


INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | SQFTCOMMERCIAL.COM

SITE PLAN



INTERIOR PHOTO



INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | SQFTCOMMERCIAL.COM



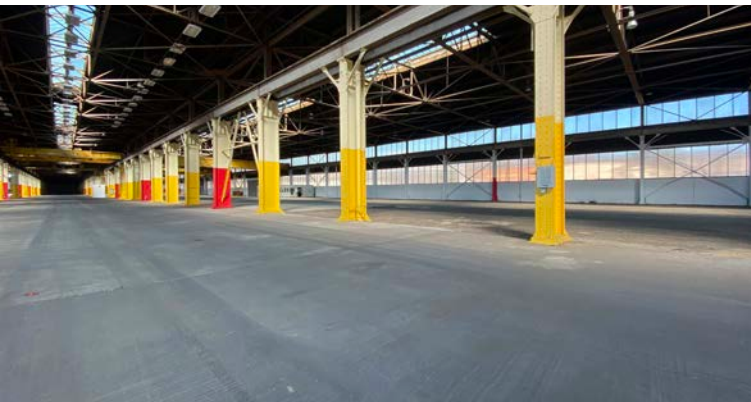
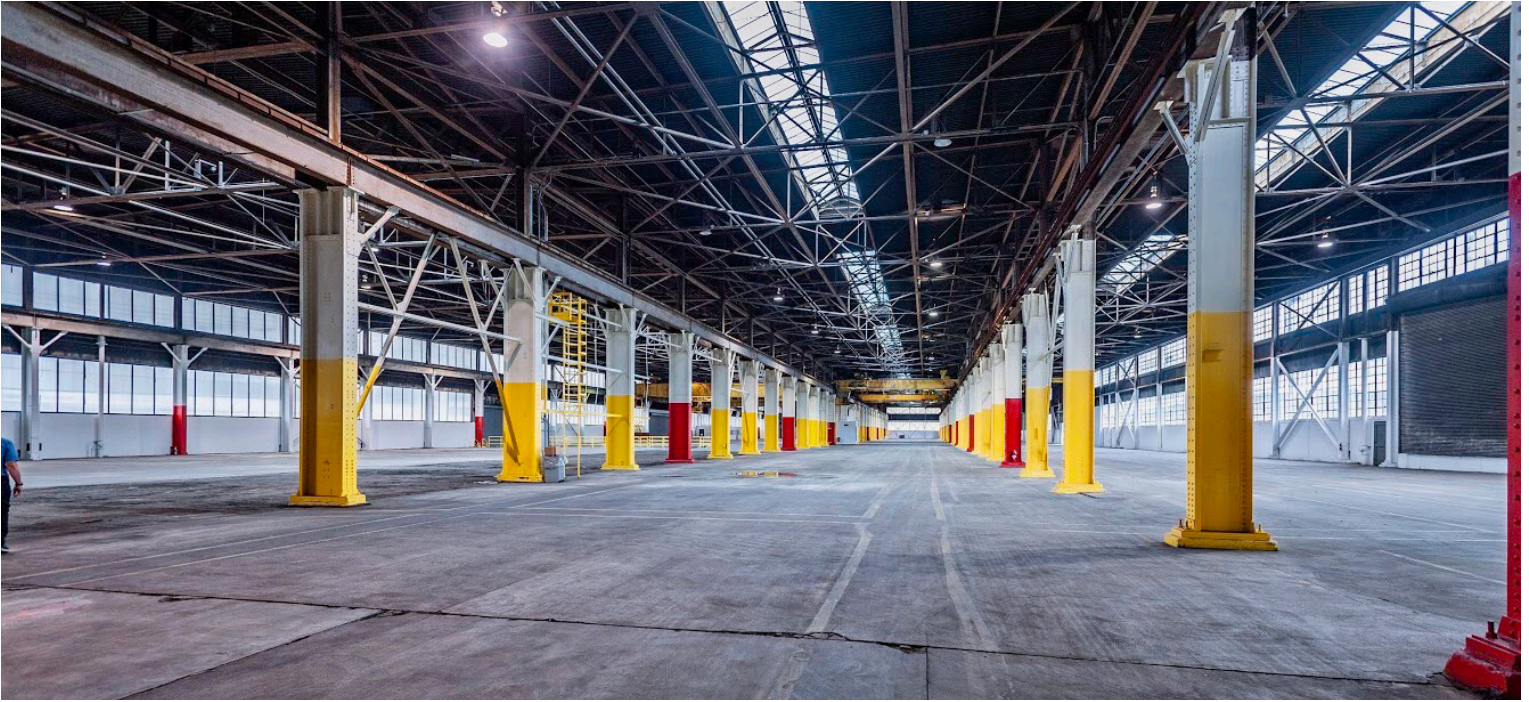
Rod MacEachen
(513) 675-5764
Rod@SqFtCommercial.com

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

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

3475 SPRING GROVE AVE
CINCINNATI, OH

PROPERTY PHOTOS



INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | [SQFTCOMMERCIAL.COM](https://www.sqftcommercial.com)



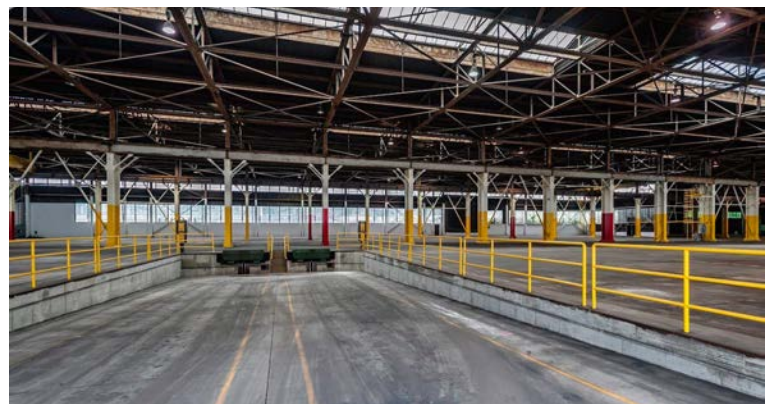
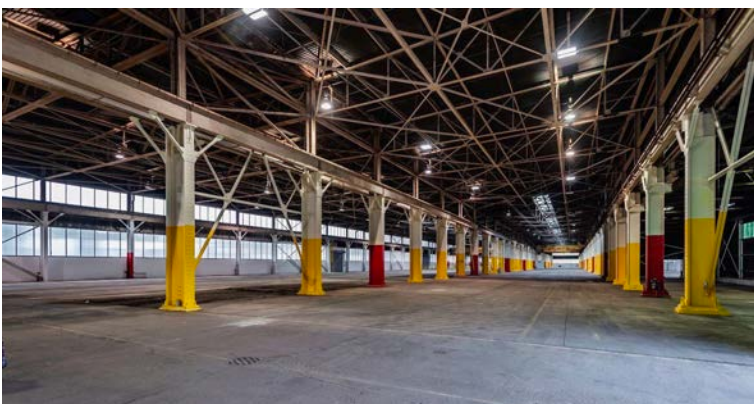
Rod MacEachen
(513) 675-5764
Rod@SqFtCommercial.com

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

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

3475 SPRING GROVE AVE
CINCINNATI, OH

PROPERTY PHOTOS



INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | SQFTCOMMERCIAL.COM



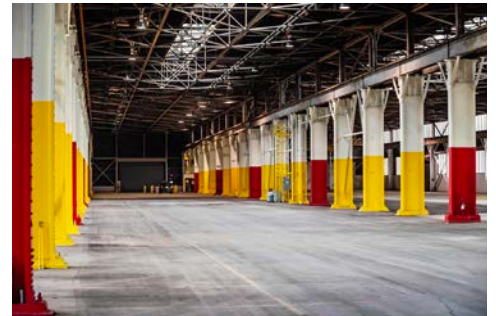
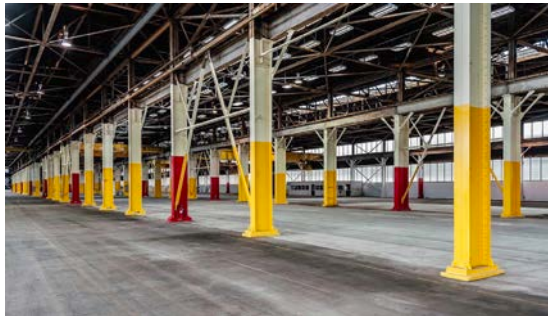
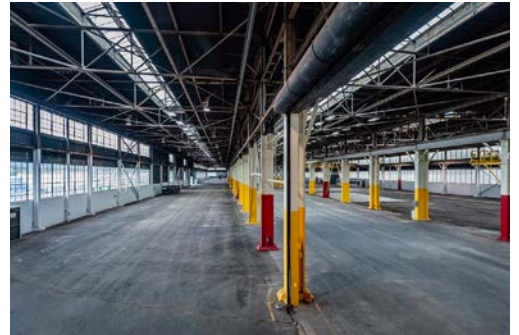
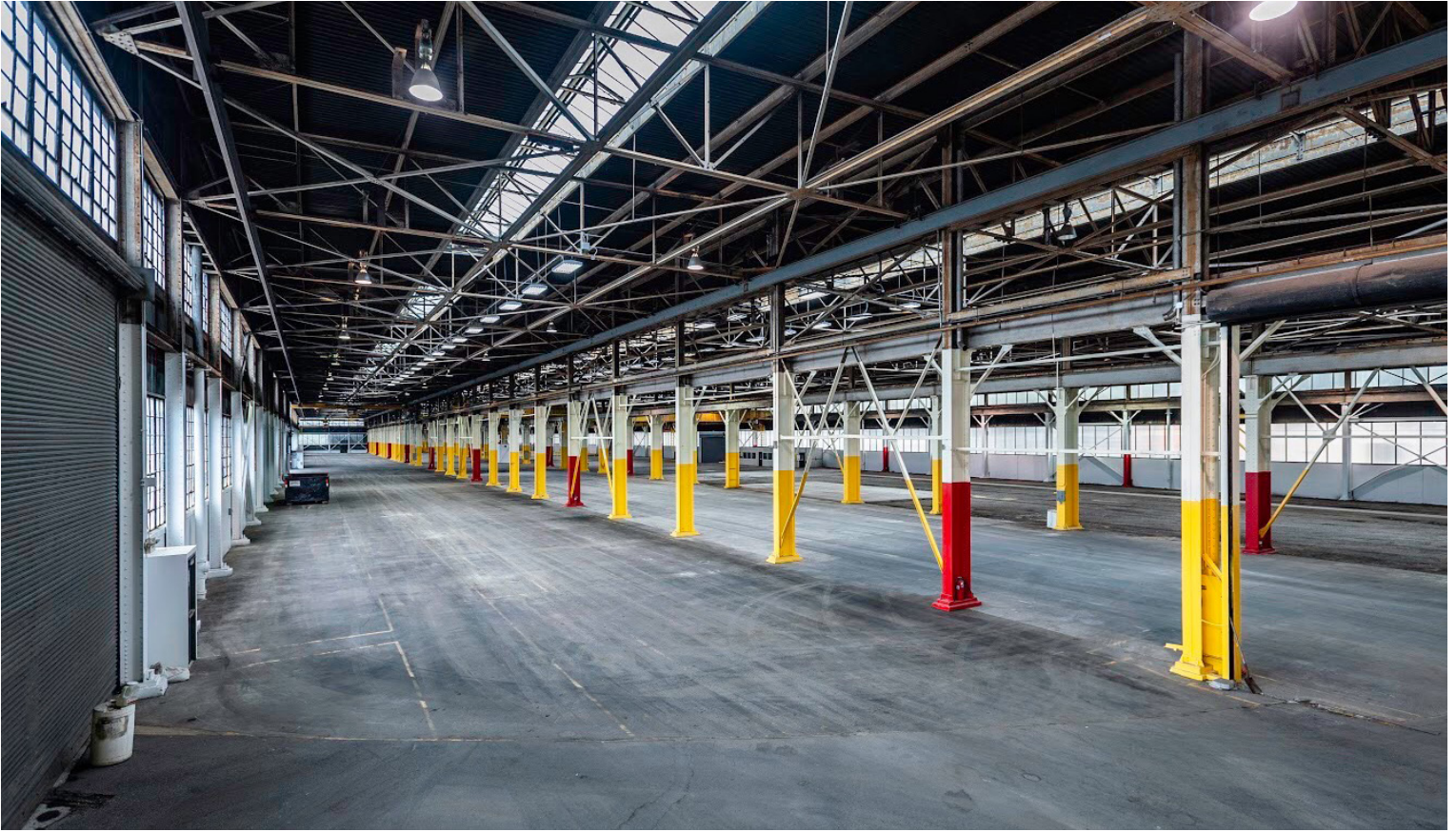
Rod MacEachen
(513) 675-5764
Rod@SqFtCommercial.com

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

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

3475 SPRING GROVE AVE
CINCINNATI, OH

PROPERTY PHOTOS



INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | [SQFTCOMMERCIAL.COM](https://www.sqftcommercial.com)



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

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

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