

2629 SPRING GROVE AVE. CINCINNATI, OH 45214 – HAMILTON COUNTY

AVAILABLE FOR SALE OR LEASE



PROPERTY HIGHLIGHTS



29,930 Total SqFt

- Located in Camp Washington minutes to I-75/5 minutes north of downtown Cincinnati CBD.
- Building has drive-thru capabilities
- Located in Opportunity Zone – <https://opportunityzones.ohio.gov/wps/portal/gov/ooz>
- Clear span warehouse with 20-ton bridge crane



CLICK HERE FOR AERIAL VIDEO

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2629 SPRING GROVE AVE

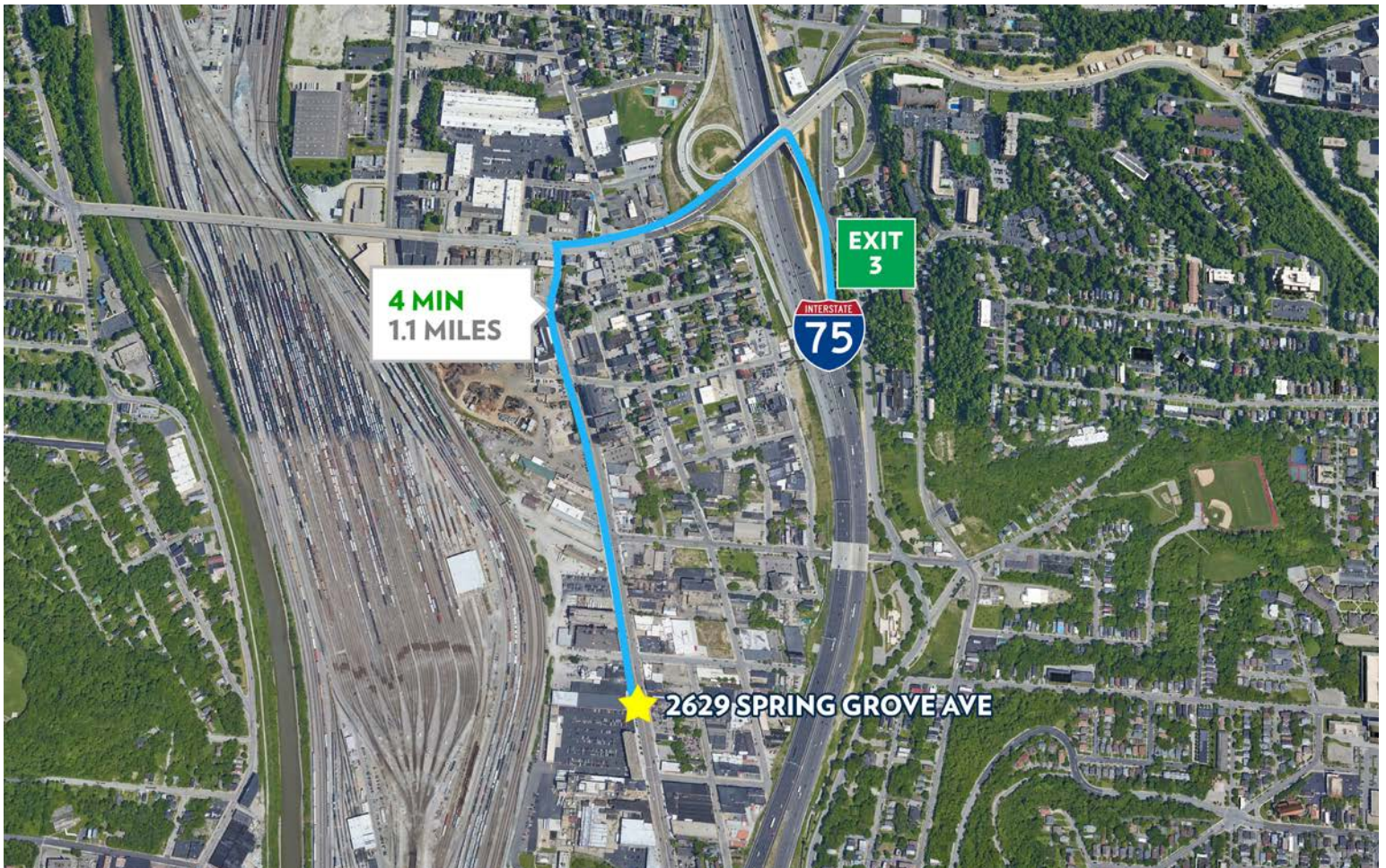
CINCINNATI, OH

PROPERTY DETAILS

3-phase/240V/600 amps	29,930
Warehouse SqFt:	27,650 (70'x395')
Office SqFt:	2,280
Acres:	0.73 acres
Clear Height:	36' to 40'
Year Built:	1903
Type Construction:	Brick, concrete block, metal frame
Lighting:	T-5's
Column Spacing:	Clear Span
Dock doors:	None
Drive-in doors:	Two (2): 18'x18' and 17'x16'

Sprinkler:	Dry System
Electrical Service:	3-phase/240V/600 amps
Bridge Cranes:	Two (2) – 1 - 20-ton and 1 - 5-ton bridge crane (26' hook height, 65' span)
Plant/Warehouse Heat:	Natural gas infrared heaters
Roof:	Metal; 9,660 SqFt replaced in 2000 and 17,900 SqFt replaced in 2009
Parking Lot:	20+ spaces
Restrooms:	Four (4)
Assessed Valuation:	\$357,220 (\$12/SqFt)
Annual Property Taxes:	\$12,060 (\$.40/SqFt)
Hamilton County Parcel ID:	187-0011-0006-00

DISTANCE MAP



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AERIAL VIEW



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PROPERTY PHOTOS



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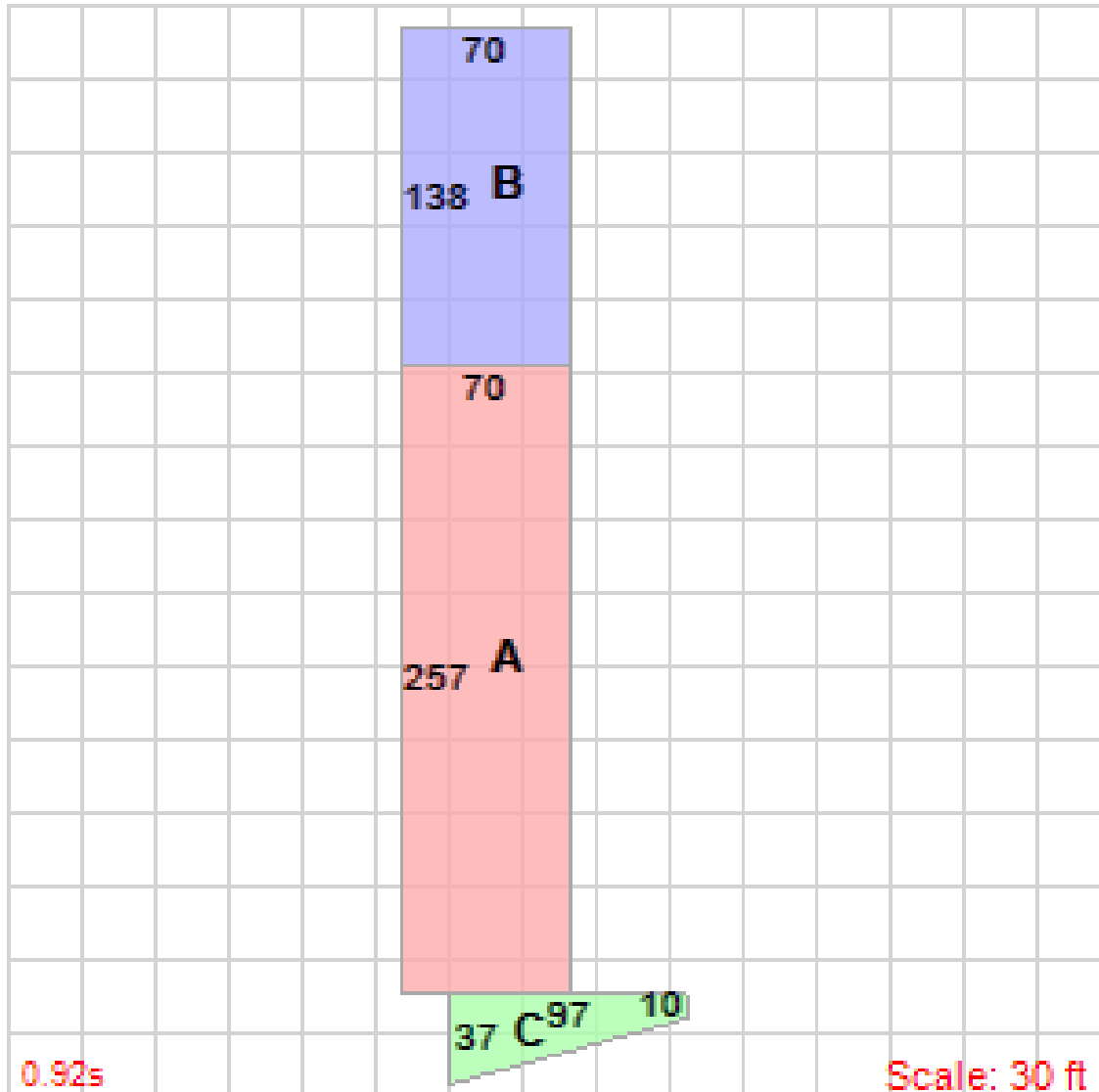
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FLOOR PLAN



ID	Label	Area	Perimeter	Dimension
A	$\frac{1 \text{ s Br}}{\text{Slab}}$	17990	654	N/A
B	$\frac{1 \text{ s Con Bk}}{\text{Slab}}$	9660	416	N/A
C	$\frac{2 \text{ s Br}}{\text{B}}$	2280	245	N/A

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