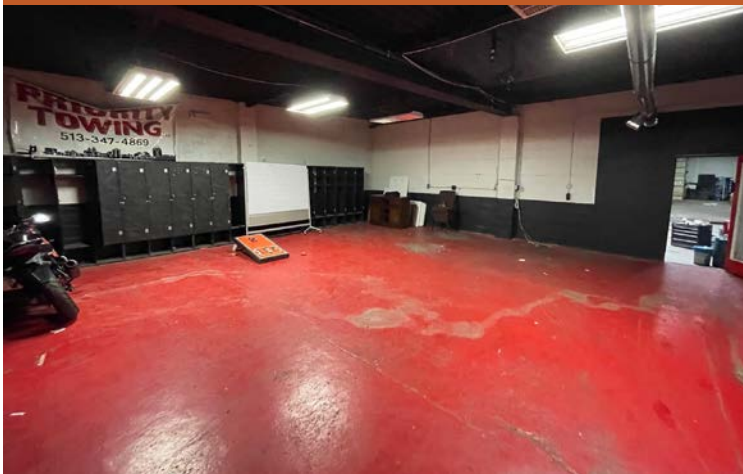




## 4115 SPRING GROVE AVE. CINCINNATI, OH 45223

AVAILABLE FOR LEASE



### PROPERTY HIGHLIGHTS

 15,410 Total SqFt

- Located in Northside minutes to I-75 - Mitchell Ave. & Hopple St. & I-74
- Six (6) grade level drive-in doors
- 0.25 fenced storage area in rear of property
- Former car dealership and towing facility
- Floor drains throughout
- Available for immediate occupancy

 [CLICK HERE FOR AERIAL VIDEO](#)

[INFO@SQFTCOMMERCIAL.COM](mailto:INFO@SQFTCOMMERCIAL.COM) | (513) 843-1600 | [SQFTCOMMERCIAL.COM](http://SQFTCOMMERCIAL.COM)

# 4115 SPRING GROVE AVE

CINCINNATI, OH

## PROPERTY DETAILS

Total SqFt:	15,410
Warehouse SqFt:	12,910
Office SqFt:	2,500
Acreage:	0.82 acres
Clear Height:	12'-15'
Year Built:	1930's
Type Construction:	Concrete block, masonry, and steel
Lighting:	T-5's
Column Spacing:	Varies throughout - 50'x100' area is clear span

Dock door:	None
Drive-in door:	Six (6) - (2) 9'x6', (2) 10'x10', (1) 14'x13', (1) 11'x11'
Sprinkler:	None
Electrical Service:	240-volt/3-phase throughout
Heat:	Natural gas
Roof:	Rubber
Parking Lot:	10+ spaces + 0.25 acre fenced in area
Restrooms:	Three (3) singles

## AERIAL VIEW



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



**Rod MacEachen**  
(513) 675-5764  
[Rod@SqFtCommercial.com](mailto:Rod@SqFtCommercial.com)

**Roddy MacEachen, SIOR**  
(513) 739-3985  
[Roddy@SqFtCommercial.com](mailto:Roddy@SqFtCommercial.com)

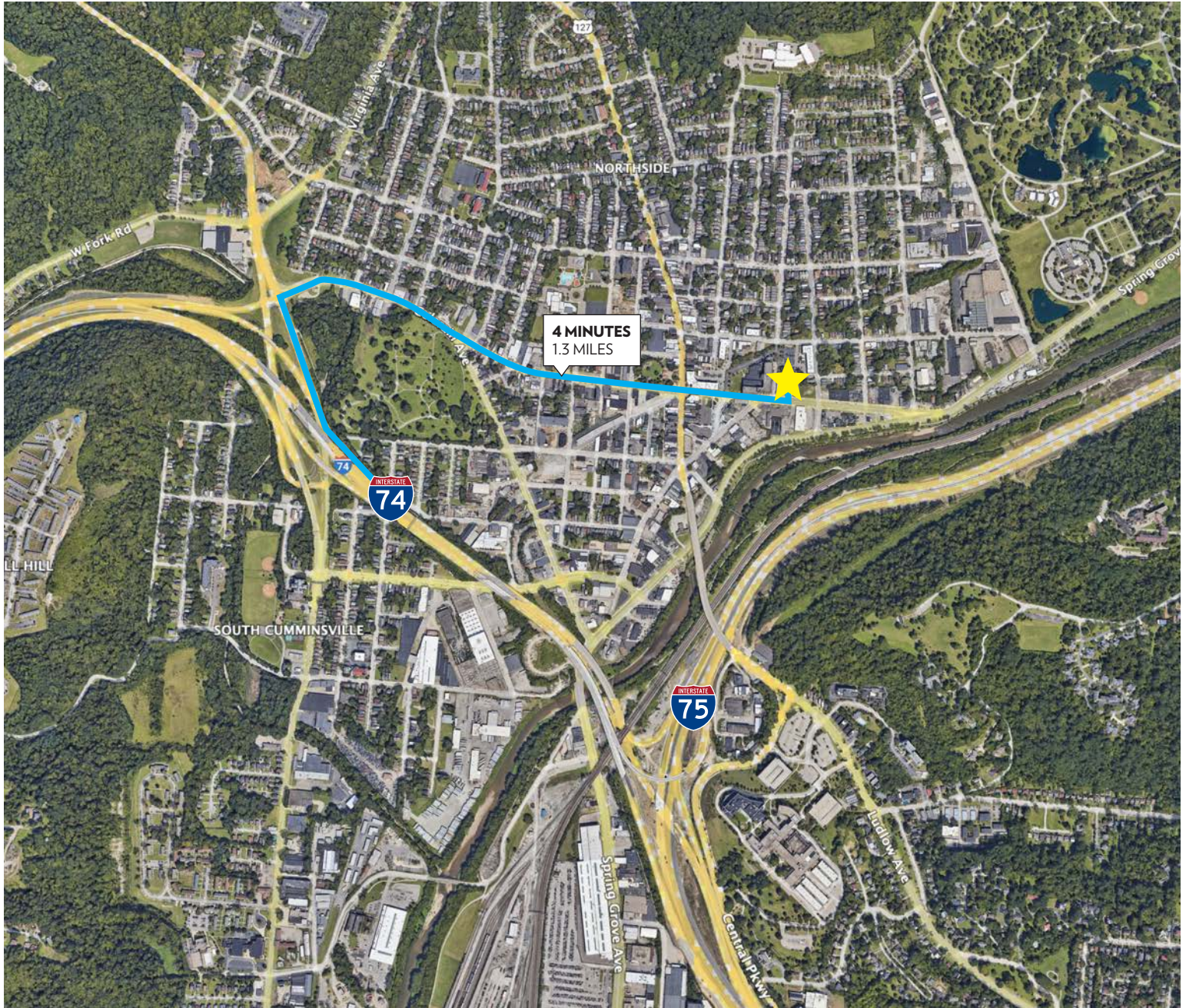
**Jared Wagoner**  
(812) 890-1768  
[Jared@SqFtCommercial.com](mailto:Jared@SqFtCommercial.com)

BROCHURE DESIGNED BY NICK TEDESCHI. CONTACT NICK AT [HELLO@DESIGNEDBYNICK.COM](mailto:HELLO@DESIGNEDBYNICK.COM) OR 781-752-9699 TO DISCUSS YOUR MARKETING NEEDS.

# 4115 SPRING GROVE AVE

CINCINNATI, OH

DISTANCE MAP



[INFO@SQFTCOMMERCIAL.COM](mailto:INFO@SQFTCOMMERCIAL.COM) | (513) 843-1600 | [SQFTCOMMERCIAL.COM](http://SQFTCOMMERCIAL.COM)



**Rod MacEachen**  
(513) 675-5764  
[Rod@SqFtCommercial.com](mailto:Rod@SqFtCommercial.com)

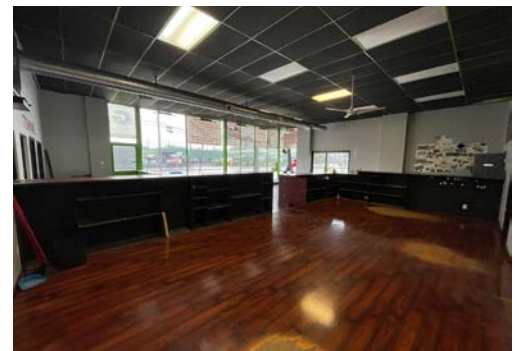
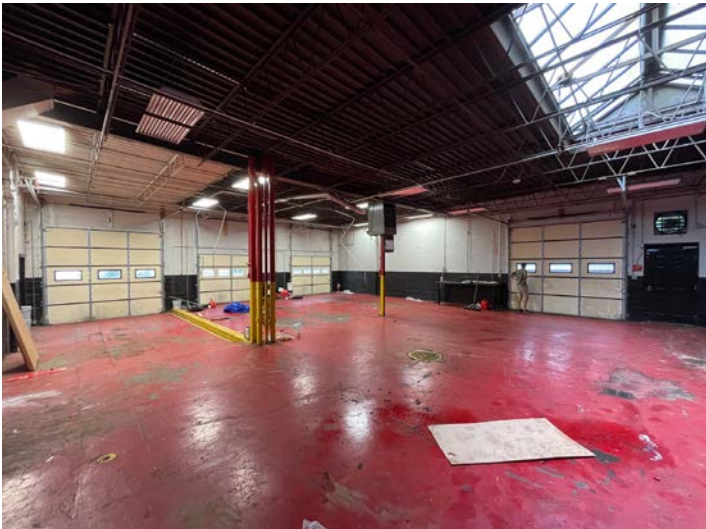
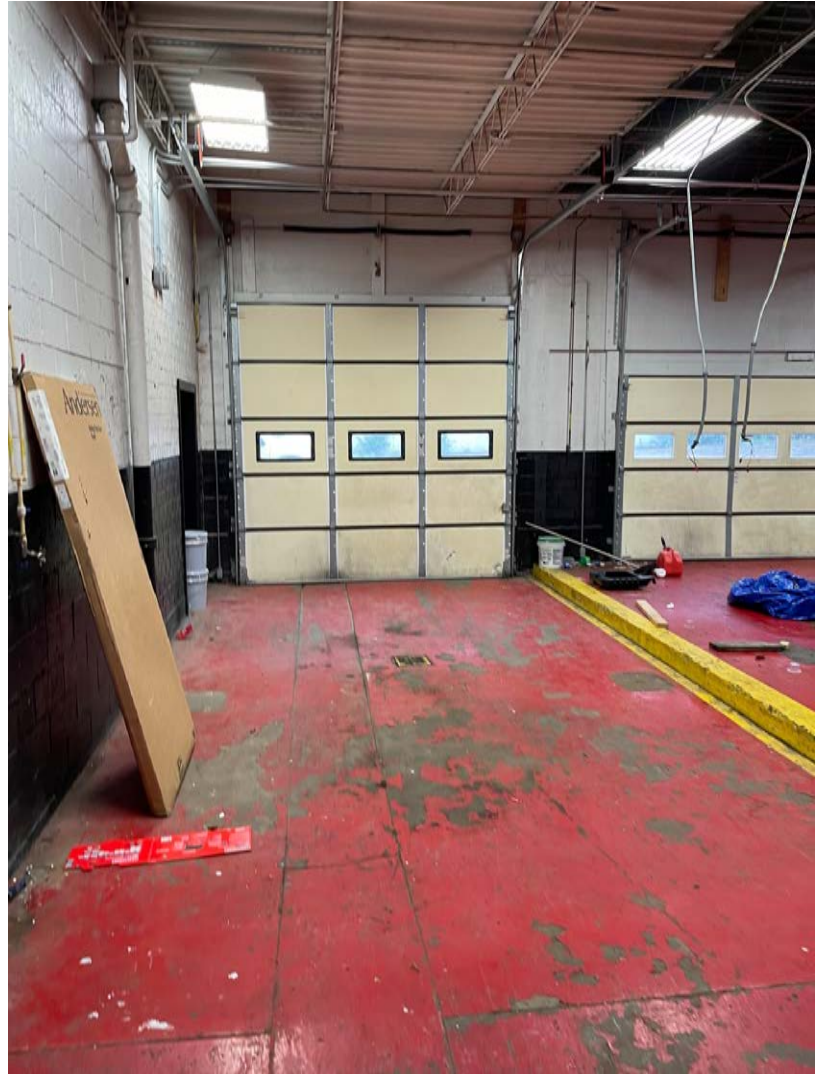
**Roddy MacEachen, SIOR**  
(513) 739-3985  
[Roddy@SqFtCommercial.com](mailto:Roddy@SqFtCommercial.com)

**Jared Wagoner**  
(812) 890-1768  
[Jared@SqFtCommercial.com](mailto:Jared@SqFtCommercial.com)

BROCHURE DESIGNED BY NICK TEDESCHI. CONTACT NICK AT [HELLO@DESIGNEDBYNICK.COM](mailto:HELLO@DESIGNEDBYNICK.COM) OR 781-752-9699 TO DISCUSS YOUR MARKETING NEEDS.

# 4115 SPRING GROVE AVE CINCINNATI, OH

## ADDITIONAL PHOTOS



INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | [SQFTCOMMERCIAL.COM](http://SQFTCOMMERCIAL.COM)



**Rod MacEachen**  
(513) 675-5764  
[Rod@SqFtCommercial.com](mailto:Rod@SqFtCommercial.com)

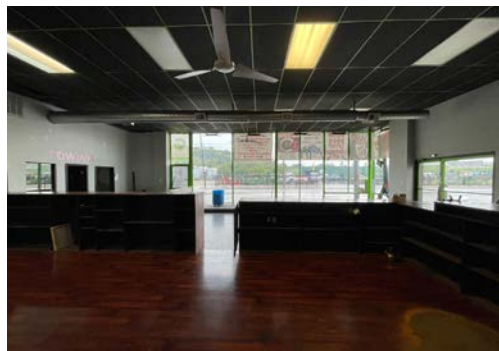
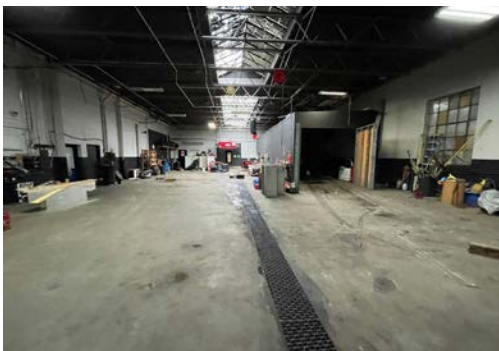
**Roddy MacEachen, SIOR**  
(513) 739-3985  
[Roddy@SqFtCommercial.com](mailto:Roddy@SqFtCommercial.com)

**Jared Wagoner**  
(812) 890-1768  
[Jared@SqFtCommercial.com](mailto:Jared@SqFtCommercial.com)

BROCHURE DESIGNED BY NICK TEDESCHI. CONTACT NICK AT [HELLO@DESIGNEDBYNICK.COM](mailto:HELLO@DESIGNEDBYNICK.COM) OR 781-752-9699 TO DISCUSS YOUR MARKETING NEEDS.

# 4115 SPRING GROVE AVE CINCINNATI, OH

## ADDITIONAL PHOTOS



[INFO@SQFTCOMMERCIAL.COM](mailto:INFO@SQFTCOMMERCIAL.COM) | (513) 843-1600 | [SQFTCOMMERCIAL.COM](http://SQFTCOMMERCIAL.COM)



**Rod MacEachen**  
(513) 675-5764  
[Rod@SqFtCommercial.com](mailto:Rod@SqFtCommercial.com)

**Roddy MacEachen, SIOR**  
(513) 739-3985  
[Roddy@SqFtCommercial.com](mailto:Roddy@SqFtCommercial.com)

**Jared Wagoner**  
(812) 890-1768  
[Jared@SqFtCommercial.com](mailto:Jared@SqFtCommercial.com)

BROCHURE DESIGNED BY NICK TEDESCHI. CONTACT NICK AT [HELLO@DESIGNEDBYNICK.COM](mailto:HELLO@DESIGNEDBYNICK.COM) OR 781-752-9699 TO DISCUSS YOUR MARKETING NEEDS.

# 4115 SPRING GROVE AVE CINCINNATI, OH

## ADDITIONAL PHOTOS



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



**Rod MacEachen**  
(513) 675-5764  
[Rod@SqFtCommercial.com](mailto:Rod@SqFtCommercial.com)

**Roddy MacEachen, SIOR**  
(513) 739-3985  
[Roddy@SqFtCommercial.com](mailto:Roddy@SqFtCommercial.com)

**Jared Wagoner**  
(812) 890-1768  
[Jared@SqFtCommercial.com](mailto:Jared@SqFtCommercial.com)

BROCHURE DESIGNED BY NICK TEDESCHI. CONTACT NICK AT [HELLO@DESIGNEDBYNICK.COM](mailto:HELLO@DESIGNEDBYNICK.COM) OR 781-752-9699 TO DISCUSS YOUR MARKETING NEEDS.