



2928 Colerian Ave
Cincinnati OH 45225

513.784.1776 o
513.784.1779 f

5500 Muddy Creek Rd Cincinnati OH 45238

Parcels:	550-0133-0166	Approx. 4.135 Ac
	550-0133-0425	Approx. 10.847 Ac
	550-0131-0201	Unknown
Municipality:	Green Township (0% Local Earnings Tax)	
Annual Taxes:	Approx. \$68,700	
Land Area:	14,982	
Curb Cuts:	Two	
Year Built:	1958	
Zoning:	F - Light Industrial	
Total SF:	169,817	
Construction:	Block, Brick, and Metal	
Roof:	Rubber Membrane w/Ballast (Replaced in 1998)	
Access to Hwys:	4.5 Miles to I-74	via Montana Ave.
	5.6 Miles to I-75	via Queen City Ave.
	6.1 Miles to I-75	via Westwood Northern Blvd.
Parking:	Ample	
Heat:	Steam	
Office SF:	7,757 (Needs Complete Rehab)	
Office Restrooms:	Four: 2 Men 2 Women	
Warehouse SF:	162,060 There is one demising wall between the front and back warehouse with three fire doors.	
Clearance Height:	16'	
Column Spacing:	37' x 40' in 87,191 SF (Front Warehouse)	
	25' x 40' in 74,869 SF (Back Warehouse)	
Compressor Line:	In Front Warehouse	
Cranes:	1: 5 Ton Rail Crane 8' Hook Height	
Electric:	Duke Energy	3PH 480V Bus Duct in Front Warehouse
Gas:	Duke Energy	6" Main
Water:	CWW	2" Main
Sewer:	MSD	
Lighting:	Fluorescent	
Floor:	Concrete	
Restrooms:	Front Warehouse	2 Locker Rooms: 1 Men 1 Women
		1 WC
	Back Warehouse	3 WC
Dock Doors:	11	
Drive In Doors:	2	
Sprinkler System:	Wet (Five Risers)	
Asking Price:	\$2,900,000.00 (\$17.07 SF)	
Asking Rate:	\$3 SF Gross (Will Divide)	



COMMERCIAL REAL ESTATE LLC

2928 Colerian Ave
Cincinnati OH 45225

513.784.1776 o
513.784.1779 f





COMMERCIAL REAL ESTATE LLC

2928 Colerian Ave
Cincinnati OH 45225

513.784.1776 o
513.784.1779 f

