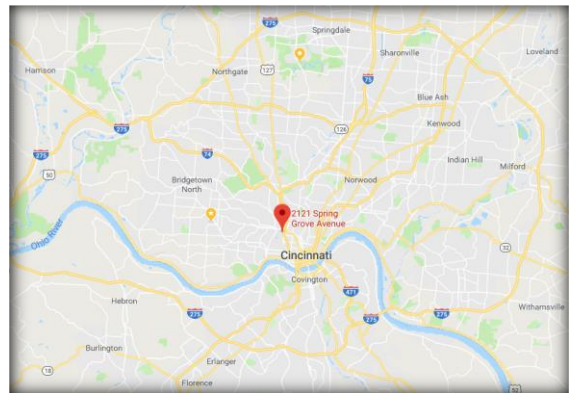
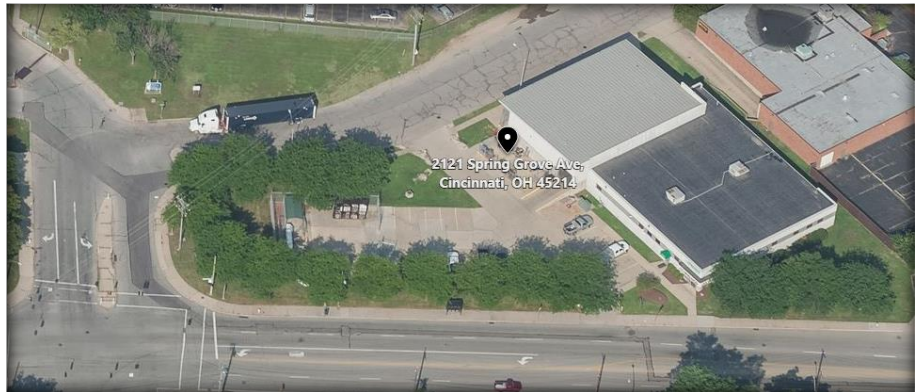


## Site Info

- Municipality:  
City of Cincinnati
- Parcel ID:  
184.0006.0251.00
- Zoning: MG
- Land Area: 1.278 Ac
- Year Built:  
1985 / 2003
- Construction:  
Block &  
Pre-engineered  
Metal
- Building Size:  
15,905 SF
- Dock: One
- Drive-In Doors: One
- Loading Platform
- Fenced Outdoor  
Storage
- Updated HVAC and  
Roof Systems
- Current Lease Ends  
4/31/2028  
+2: 5 Year Options
- NOI: \$102,000
  
- Asking Price:  
\$1,475,000

# For Sale

## 2121 Spring Grove Ave Cincinnati OH 45223



2928 Colerain Ave Ste 100  
Cincinnati OH 45225

**Contact:**  
**John or Kevin**

513.784.1776  
www.dwyercre.com

*The information contained herein  
has been obtained from sources  
we deem reliable. We have no  
reason to doubt but don't  
guarantee its accuracy*