



2928 Colerian Ave
Cincinnati OH 45225

513.784.1776 o
513.784.1779 f

4116 Turrill St Cincinnati OH 45223 (et al)

Parcels:	194.0012.0168	1.658 Ac
	196.0025.0028	0.064 Ac
	196.0025.0029	0.056 Ac
	196.0025.0117	0.001 Ac
	196.0025.0027	0.056 Ac
	196.0025.0071	0.047 Ac
	193.0025.0018	0.000 Ac
Municipality:	City of Cincinnati, Neighborhood Northside	
Land Area:	1.967 Ac	
Curb Cuts:	Four	
Year Built:	1925	
Zoning:	ML & CC – P	
Total SF:	53,316	
Construction:	Brick and Block	
Roof:	Modified: Gable, Sawtooth, & Flat	
Parking:	Ample, Onsite Gravel Fenced Lot	
Heat:	Gas Forced Air	
Office SF:	6,824 +/-	
Main Warehouse SF:	32,905 +/-	
Repair Bay SF:	12,000 +/-	
2 nd Story Storage SF:	1587 +/-	
Clearance Height:	14' – 25' 8"	
Column Spacing:	Various	
Cranes:	Throughout: Rail Bridge & Jib (Various Capacities)	
Electric:	Yes	Duke Energy 3PH & Single Phase
Gas:	Yes	Duke Energy
Water:	Yes	CWW
Sewer:	Yes	MSD
Lighting:	Metal Halide & Fluorescent	
Restrooms:	Multiple in Office plus Locker Room in Whse	
Dock Doors:	One: Internal Recessed Well Dock	
Drive In Doors:	One: 12' 3" x 14' (w x h)	
Sprinkler System:	Wet (Multiple Risers)	
Lease Expires:	9/14/2019	
Asking Price:	\$995,000.00	

DWYER

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