

User/Investor/Crane Facility For Sale

Industrial

FEATURES

- 78,000 SF
- 4.9 Acres
- 8 Cranes 2-20 Tons
- Existing Tenant Income
- Central Location

LOCATION

3323 Colerain Ave. / 1340 Monmouth Ave.
Cincinnati, OH 45225

CONTACT

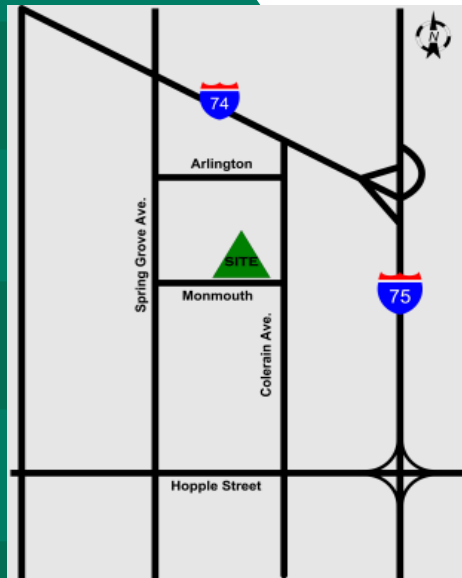
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3323 Colerain Ave./1340 Monmouth Ave.

Address/City/County:	3323 Colerain Ave. and 1340 Monmouth Ave. Cincinnati, OH 45225, Hamilton County
Square Footage:	Approximately 78,000
Office Area:	13,800
Land Size:	4.9 Acres
Date of Construction:	1930's
Type of Construction:	Brick, Block and metal frame/metal siding
Zoning:	Manufacturing General
Clearance Height:	10' to 30' (average about 14') Columns spacing 30/60ft clear span plus 33' or 40' x 21' columns in crane bay
Floor:	1st floor space except for 9,000 SF 2nd floor office
Drive In Doors:	3 - 14' x 16', 14' x 12' & 10' x 10' approx.
Truck Docks:	4 outside docks and 1 dock on side of building 5
Water:	Cincinnati Water Works (6" supply downsized to 1.5")
Gas:	Duke Energy (10" supply downsized to 3-2" meter lines)
Lighting:	Fluorescent except for high bay, high intensity fixtures
Parking:	.86 acre parking lot on east side of Colerain, 1+ acre yard on west side of Colerain
Electric:	Duke Energy, 2000+ amps, 240 3 phase, well distributed
Roof:	Dome, flat and pitched rubber membrane, metal and wood deck
Heat & A/C:	Office Central HVAC. Shop & warehouse gas space heaters
Miscellaneous:	8 Cranes - 2 to 20 tons cover 37,000 SF of floor space, need reconditioning. Gravel/fenced yard, skylights or sidelights in most spaces
Tenant Income:	5 tenants (including Owner) renting 31,600 SF and part of yard; short leases for \$6,300 per month
Asking Price:	\$975,000

FOR MORE INFORMATION, CONTACT:

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.86 Acre

Cinti: Public Works

#8

Cars

#2

#1

Contractor

ART

CEAB1
A

#3

CMT

#7

B

Police

#4

#7A

Max
Clearance
open space

#5

#6

2nd Floor

Monmouth St

Drive
TO

Drive way TO Monmouth

Arlington St

COMMERCIAL REAL ESTATE SERVICES



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