



# 226,928 SF Steel Service Facility/Warehouse

3475 Spring Grove Avenue, Cincinnati, Ohio 45225 (Hamilton County)

**214,500 +/- SF Operational Area**  
**12,428 SF Office | 6.491 Acres**

### Heavy industrial facility features:

- 4 Docks with levelers
- 9 Drive-in doors
- Bridge cranes: 3-ton, 5-ton (2), 8-ton, 10-ton (4) and 15-ton
- 55-107' Crane span
- 32' 10" Clear to trusses
- 4,000 Amps/480v
- Concrete/steel frame construction

### Full access to utilities:

- Gas and electric provided by Duke Energy
- Sewer/water service with substantial capacity provided by Metropolitan Sewer District/Greater Cincinnati Water Works
- Telecommunications and high-speed, fiber-optic Internet provided by Cincinnati Bell

### Centrally located with proximity to:

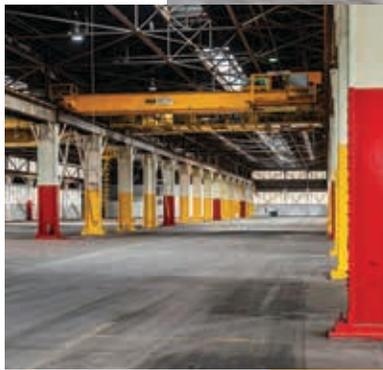
- Downtown, 3.5 miles, 10 minutes
- Easy access to I-75, I-71 and I-74
- Access to I-75, less than a mile
- Shipping ports, multiple terminals
- Rail, adjacent to CSX and Norfolk Southern
- Proximity to Cincinnati State, 1.3 miles and University of Cincinnati, 2.3 miles
- Multiple hospitals and medical facilities within 5 miles
- Commercial service airports, 16.1 miles, 25 miles

### Large and viable workforce with:

- Strong manufacturing workforce base
- Access to highly skilled workforce

### Will co-op with brokers.

**Incentives, abatements and tax credits are available for favorable business development, job creation and retention.**



### For more information about this property, contact:

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Vestige Redevelopment Group LLC  
513-277-0500 | [www.vestigellc.com](http://www.vestigellc.com)

# 3475 Spring Grove Avenue Facility

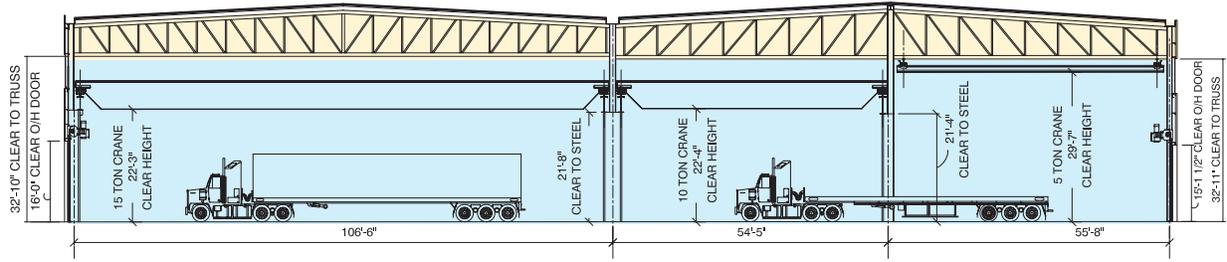
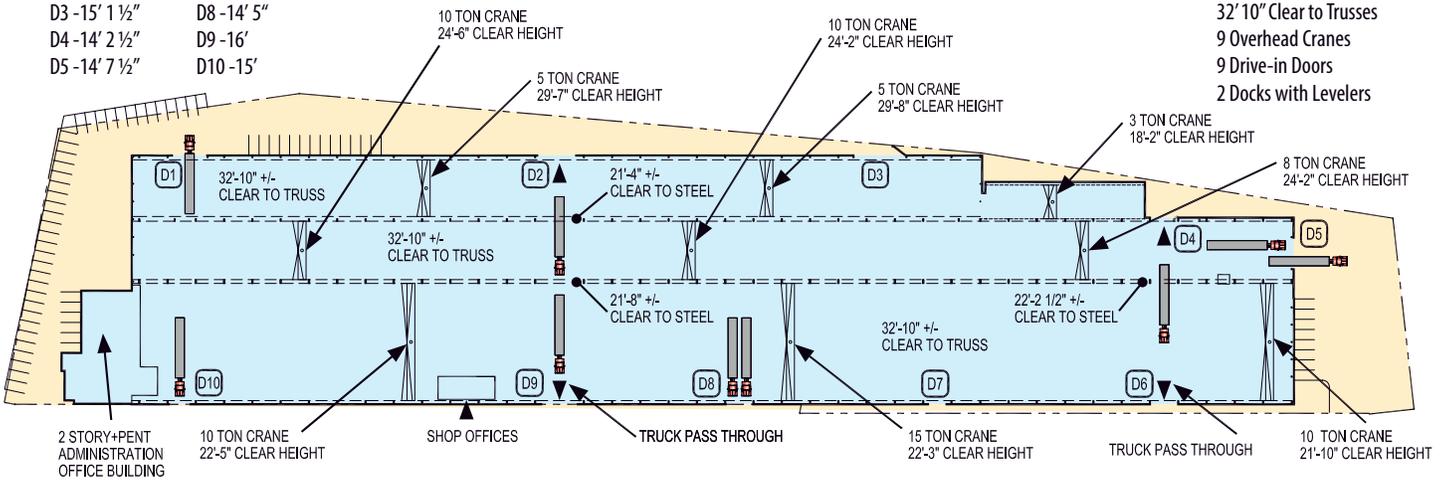
## Operational Warehouse Area – 214,500 +/- SF

**Overhead Door Clear Heights:**

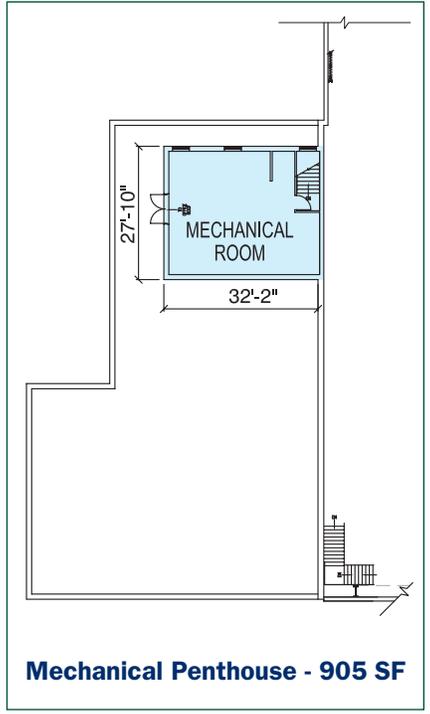
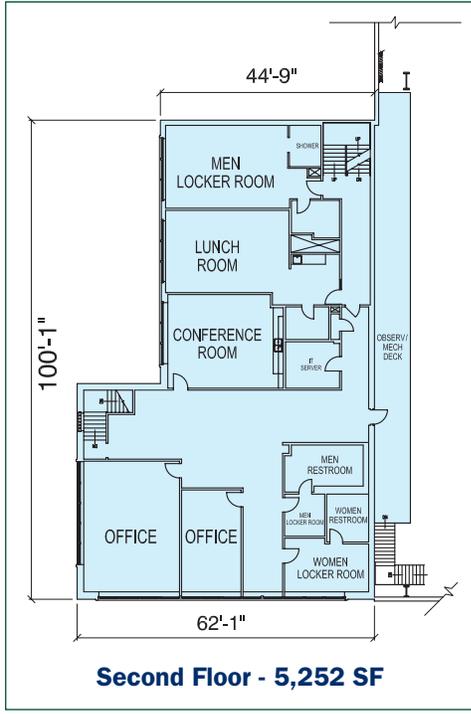
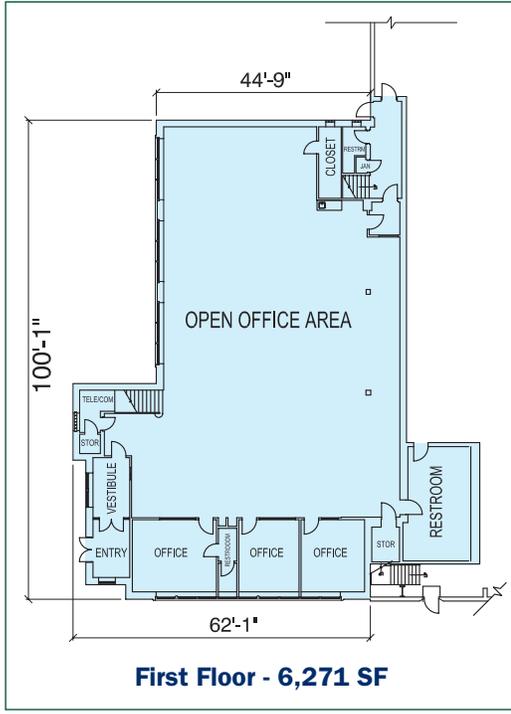
- D1 -21' 1"
- D2 -15' 1 1/2"
- D3 -15' 1 1/2"
- D4 -14' 2 1/2"
- D5 -14' 7 1/2"
- D6 -14'
- D7 -14' 1 1/2"
- D8 -14' 5"
- D9 -16'
- D10 -15'

**Building Specs:**

- Length: Up to 1,074'
- Width: Up to 220'
- 32' 10" Clear to Trusses
- 9 Overhead Cranes
- 9 Drive-in Doors
- 2 Docks with Levelers



### Offices — 12,428 SF



**For more information about this property, contact:**  
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