

INDUSTRIAL PROPERTY FOR LEASE
255 W. CRESCENTVILLE RD.
Cincinnati, OH 45246



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INDUSTRIAL PROPERTY FOR LEASE

255 W. CRESCENTVILLE RD.

Cincinnati, OH 45246
(Springdale)

SPACE AVAILABLE: +/- 50,412 SF

OFFICE: +/- 11,250 SF

WAREHOUSE: +/- 39,162 SF

PRODUCTION SPACE: Built into the Warehouse

SITE SIZE: +/- 6.917 Acres

PROPERTY HIGHLIGHTS:

- 20'-24' Clearance
- Heavy Power
- 2 Loading Docks with Shelters, 1 Pit Leveler
- 1 Drive-In (12'x14')
- Zoned GI-PUD
- Building is Expandable by Approximately 20,000 SF



FACT SHEET

255 W. CRESCENTVILLE RD.

Location:	Springdale Hamilton County	Heating:	Gas Fired Blower
Available Space:	+/- 50,412 SF	Cooling:	Fans on Columns in Warehouse
Office Size:	+/- 11,250 SF	Parking:	90+ Lined Parking Spaces
Warehouse Size:	+/- 39,162 SF	Restrooms:	Five (5) Total
Production:	Some Finished Space in Warehouse	Sprinkler:	Wet
Land:	6.917 Acres	Air Conditioning:	Office and Some Production
Zoning:	GI-PUD	Lighting:	T-8, T-12, and LED
Access to Expressways:	I-275 via Route 4 or State Route 747	Outside Security Lighting:	Yes
Year Built:	1994/2002	Windows:	Yes
Construction:	Tilt Up Concrete, Steel, EFIS	Skylights:	Yes
Warehouse Dimensions:	179' 2" x 219' 7"	Electrical Service:	Heavy Power; 480V 3 Phase
Column Spacing:	25' x 45' (Some Vary)	Gas:	Duke Energy
Warehouse Floor:	Concrete (6" Reinforced)	Water/Sewer:	-
Office:	Carpet, Hardwood, VCT Tile	Floor Drains:	Yes
Roof:	Metal (Original)	Auditor's Information:	599-0030-0406-00
Ceiling Height:	20' – 24'	Annual Taxes:	\$68,168.02 (\$1.35/SF)
Loading Facilities:	2 Docks (8' x 10') Both with Shelters 1 w/ pit leveler 1 Drive-In (12' x 14') Automated Door	Available:	November 1 st , 2022 (Maybe sooner)
Ventilation Fans:	3 Exhaust Fans	Lease Rate:	\$5.75/SF Net
Air Lines:	Yes		

