

FOR SALE

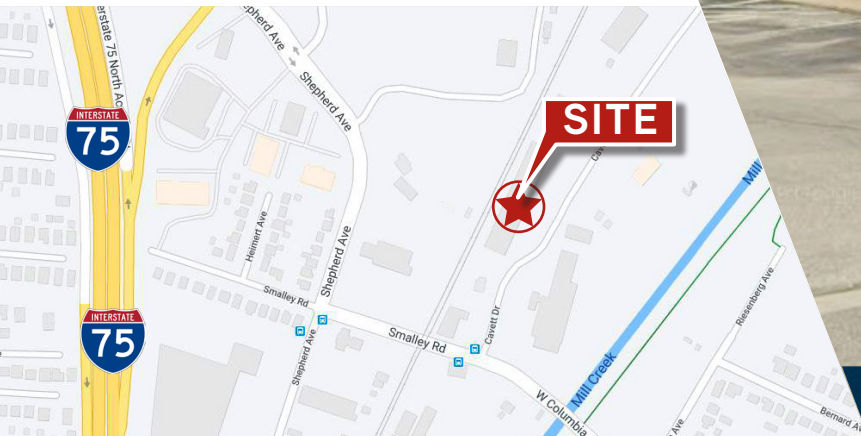
colliers.com/cincinnati

# 101

## Cavett Drive

READING | OH 45215

*Covered dock area,  
fenced yard. 1/4 mile  
to Interstate 75!*



Colliers International  
425 Walnut Street | Suite 1200  
Cincinnati, OH 45202  
P: +1 513 721 4200

**John Gartner, III SIOR**  
Brokerage Senior Vice President  
+1 513 562 2207  
john.gartner@colliers.com

**Erin Casey, GA-C, MICP™**  
Brokerage Senior Vice President  
+1 513 562 2225  
erin.casey@colliers.com

## FOR SALE

### BUILDING DETAILS

- > 28,040 SF available
- > 5,765 SF office
- > Zoned G - Heavy Industrial
- > 3 full height docks | 3 "sunken" docks
- > 8 various size drive in doors
- > 3.962 acres
- > All utilities
- > 18' - 20' ceiling heights
- > Outside storage
- > Parcel # 671-0001-0077-00



### ESTIMATED DEMOGRAPHICS



Population

**190,915**



Pop. Projection

**190,040**



Household Income

**\$80,992**



Unemployment Rate

**1.7%**



Vacancy Rate

**5.1%**



Income Projection

**5.0%**

**John Gartner, III SIOR**  
 Brokerage Senior Vice President  
 +1 513 562 2207  
 john.gartner@colliers.com

**Erin Casey, GA-C, MICP™**  
 Brokerage Senior Vice President  
 +1 513 562 2225  
 erin.casey@colliers.com

**SALE PRICE:**  
**\$1,695,000**

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensors(s). ©2020. All rights reserved.

Colliers International  
 425 Walnut Street | Suite 1200  
 Cincinnati, OH 45202  
 P: +1 513 721 4200

