

NEW CONSTRUCTION | FOR LEASE OR SALE

FORMER CINCINNATI GARDENS SITE

2249 AND 2250 SEYMOUR AVENUE
CINCINNATI, OHIO 45215

74,613 SF BUILDING - DIVISIBLE

Contact us:

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LOCATED IN OPPORTUNITY ZONE! AVAILABLE JANUARY 2020

Colliers
INTERNATIONAL

Developed By:

Terrex
DEVELOPMENT & CONSTRUCTION

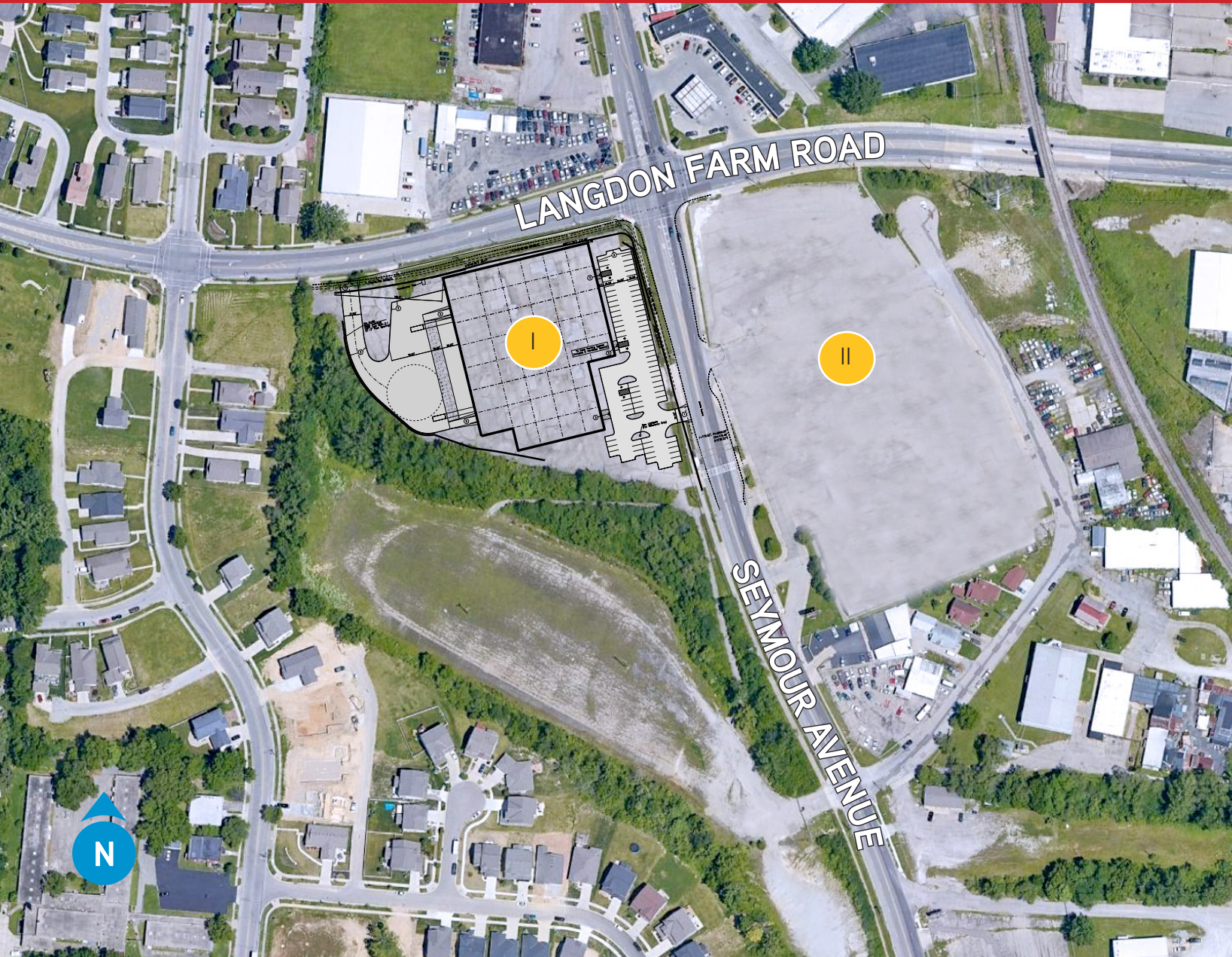
Built By:

Messer
WeAreBuilding.

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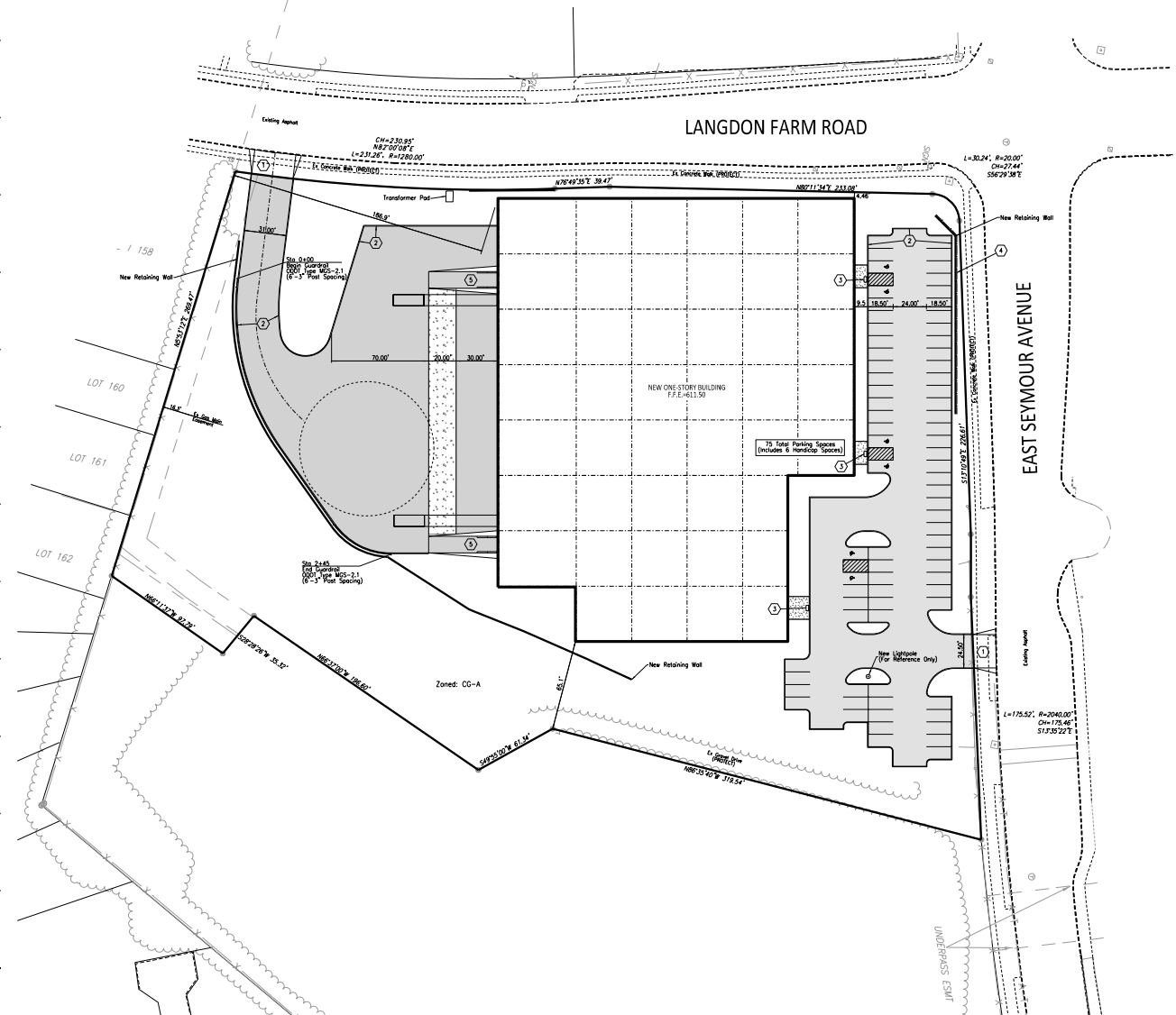
I PHASE I
2249 SEYMOUR
74,613 SF
SPEC BUILDING
LEASE OR OWN
(DIVISIBLE)

II PHASE II
2250 SEYMOUR
BUILD-TO-SUIT
UP TO
120,000 SF
LEASE OR OWN

Property Highlights

- 74,613 SF Total
- 12 year tax abatement at 60% real estate tax savings!
- Concrete Pre-Cast Construction
- Divisible to 38,000 SF
- Office size: Built-to-Suit
- 28' clear height
- 4 dock doors (more can be added)
- 2 drive-in doors (more can be added)
- Bay Size: 10,240 SF
- Column spacing: 40' x 40', with 40'x56' speed-bay
- Zoning: CGA - Commercial General "A" = Light Manufacturing/Flexible Uses
- Parking: 81, expandable to 100+ spaces
- Truck Court: 120' (60' dock apron)
- Lighting: LED
- Truck Loading: Rear loaded
- ESFR sprinkler system
- Excellent central location to Greater Cincinnati, Downtown, hospitals, I-75, I-71 and Norwood Lateral
- Building can be purchased or leased
- Pad ready
- \$5.75/SF NNN - Base Lease Rate - shell condition with all utilities, LED lighting, vents.
- Operating Expenses: \$1.20 estimated
- Production and office tenant-improvement packages available
- Sale Price - see agents

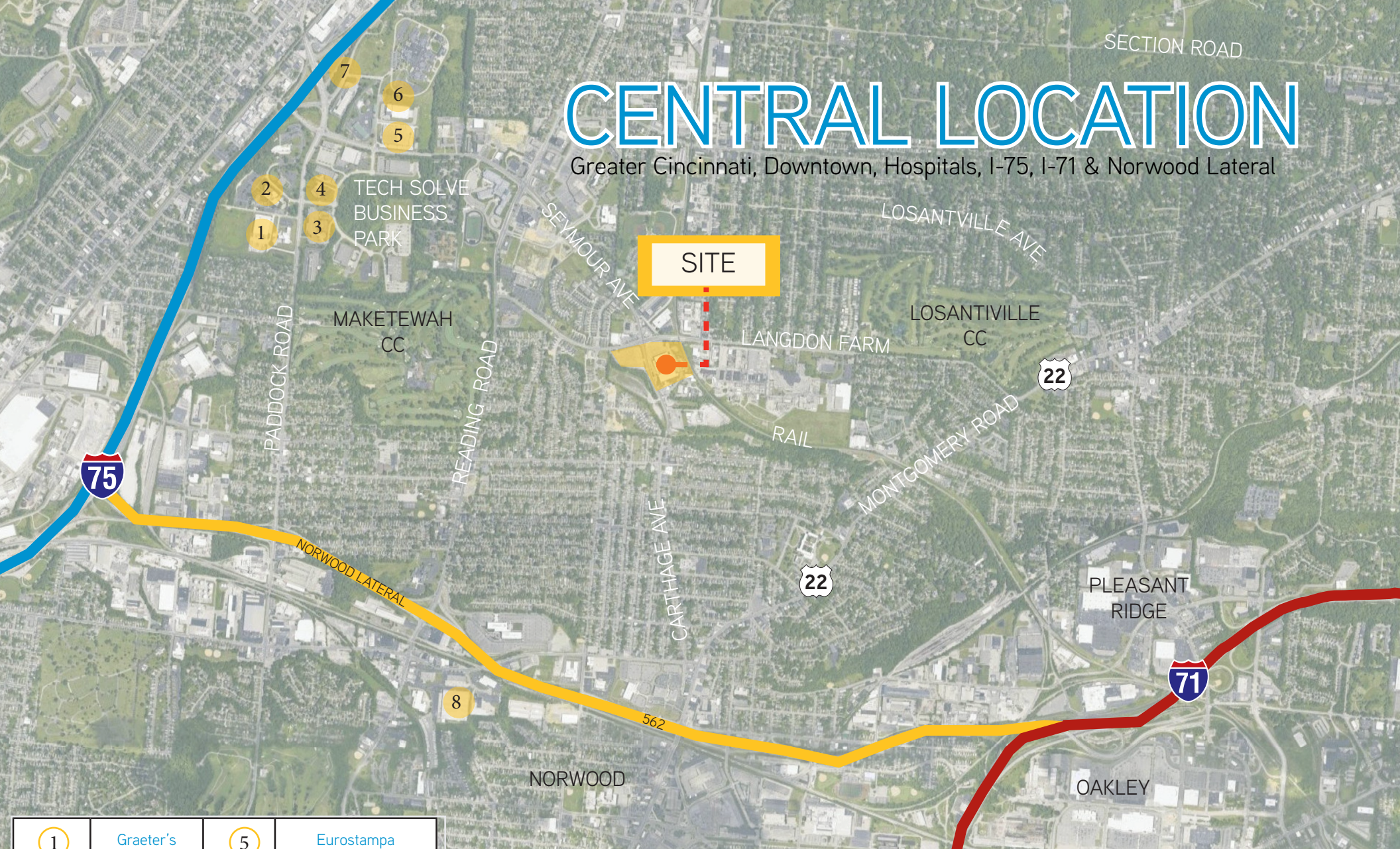
SITE PLAN



SECTION ROAD

CENTRAL LOCATION

Greater Cincinnati, Downtown, Hospitals, I-75, I-71 & Norwood Lateral



SITE

1	Graeter's	5	Eurostampa
2	Givaudan	6	Links Unlimited
3	RBI Solar	7	FedEx Ship Center
4	KAO Brands	8	Monti Inc.

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