



**FLEX SPACE AVAILABLE,  
SPRING 2026**

**3754 Beechmont Court  
Cincinnati, OH 45213**

***CITADELSELFSTORAGE.COM***



CINCINNATI, OHIO

# COMMERCIAL SPACE UNDER DEVELOPMENT



Centrally located, with highway access to surrounding communities.

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Less than three miles from the center of the Hyde Park neighborhood.

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# COMMERCIAL SPACE UNDER DEVELOPMENT

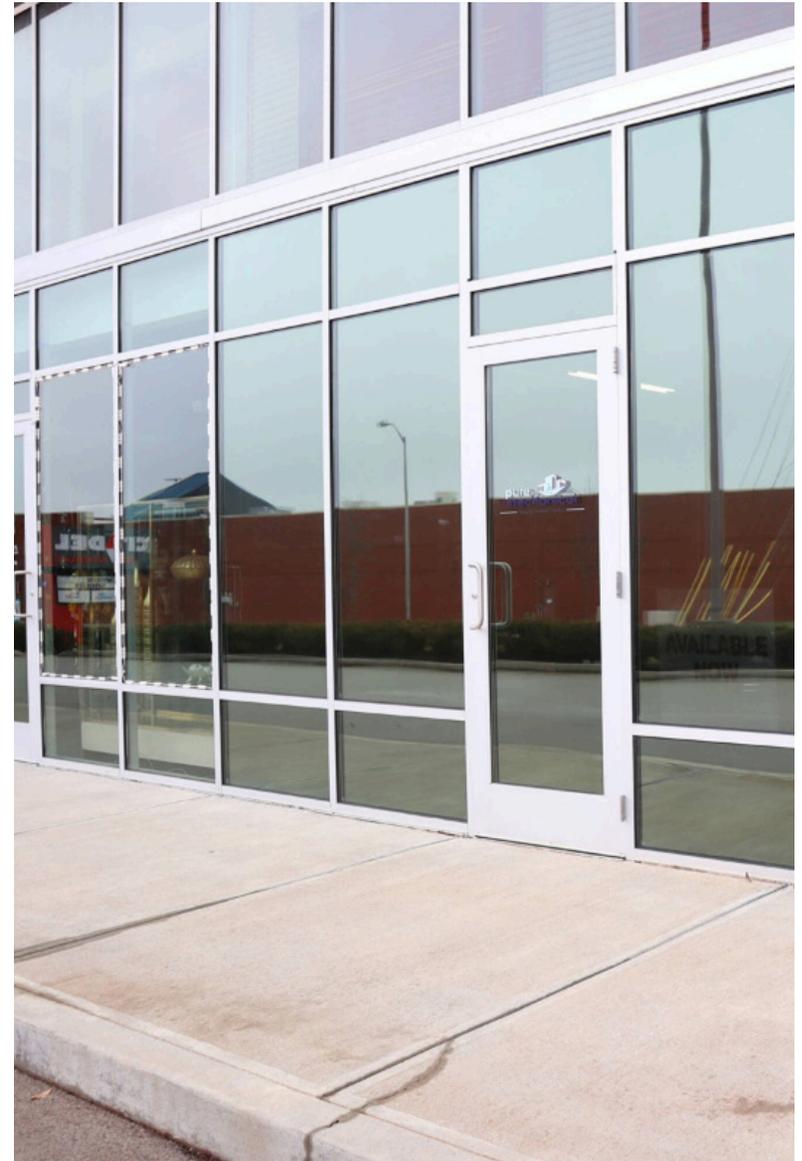


Conveniently located between Hwy-50 and Hwy-125.

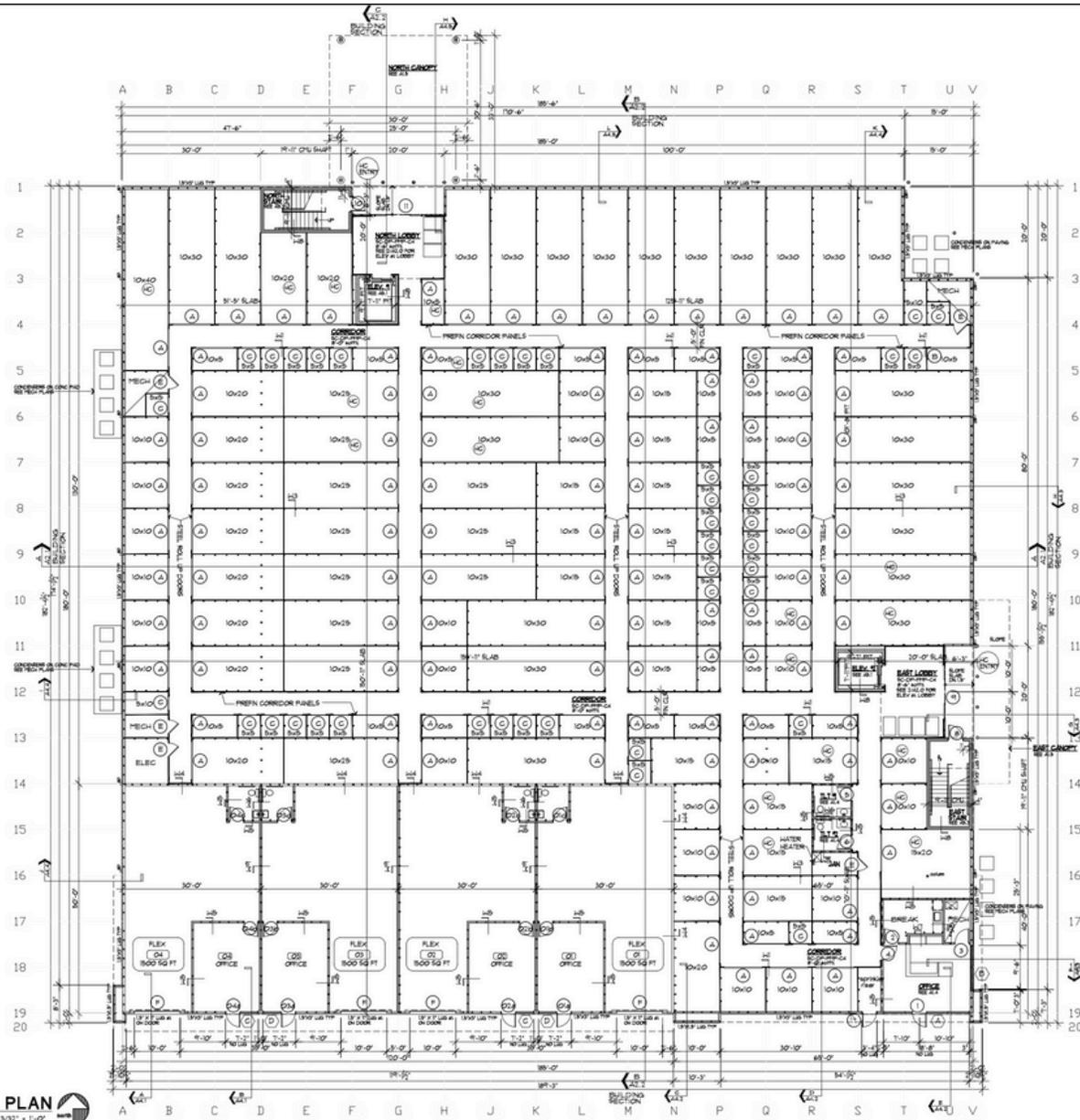
4 commercial/flex spaces under development.

# SPECS AND CHARACTERISTICS

- Storefront facade
- 10'x8.5' drive in door on each unit
- 11' Clear height with some low hanging duct work around 9'
- Delivered with 300 SF office and 1200 SF warehouse
- Delivered with restroom in rear
- Fully move-in ready; interior is flexible for further tenant fit-up
- 2 outdoor parking spaces allocated per space
- Additional business storage available on monthly leases
- Listed at \$16/sf



# SITE PLAN

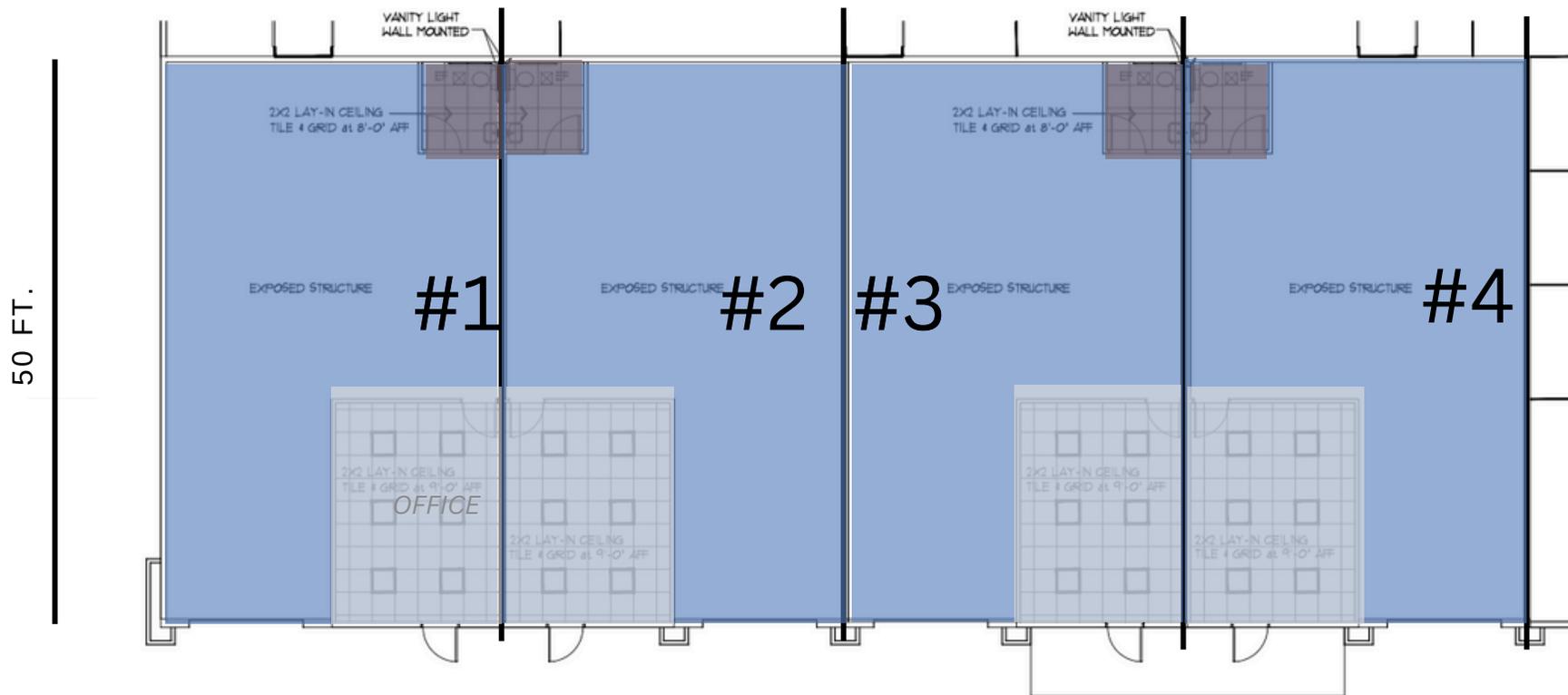


**ACCESSIBLE UNITS**  
 (A) PROVIDE 5'-0\"/>

**KEY MARKS/LEGEND**  
 (A) 10\"/>

# DRIVE-IN, FLEX SPACE AVAILABLE FOR LEASE

30 FT.

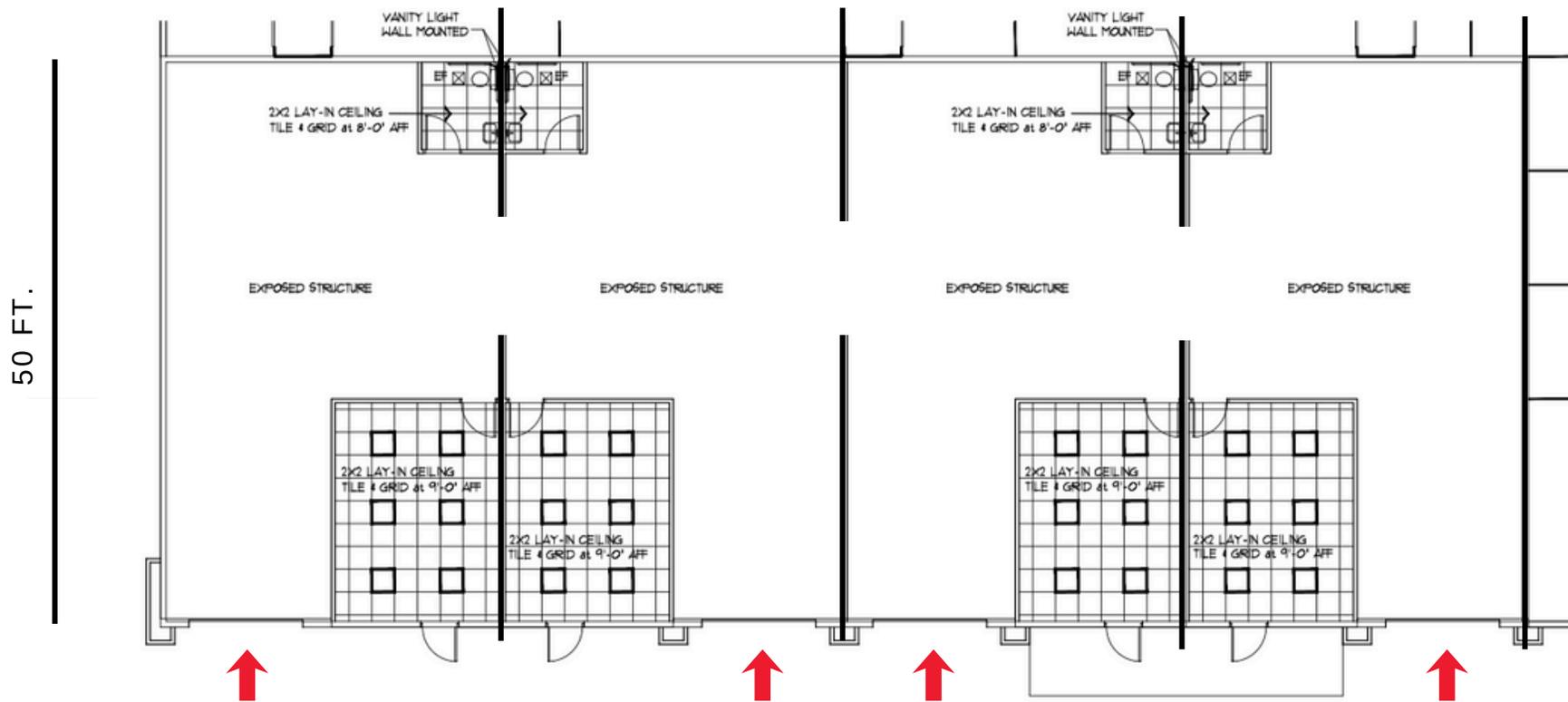


\*Any number of adjacent units can be combined.

Full building leasing available.

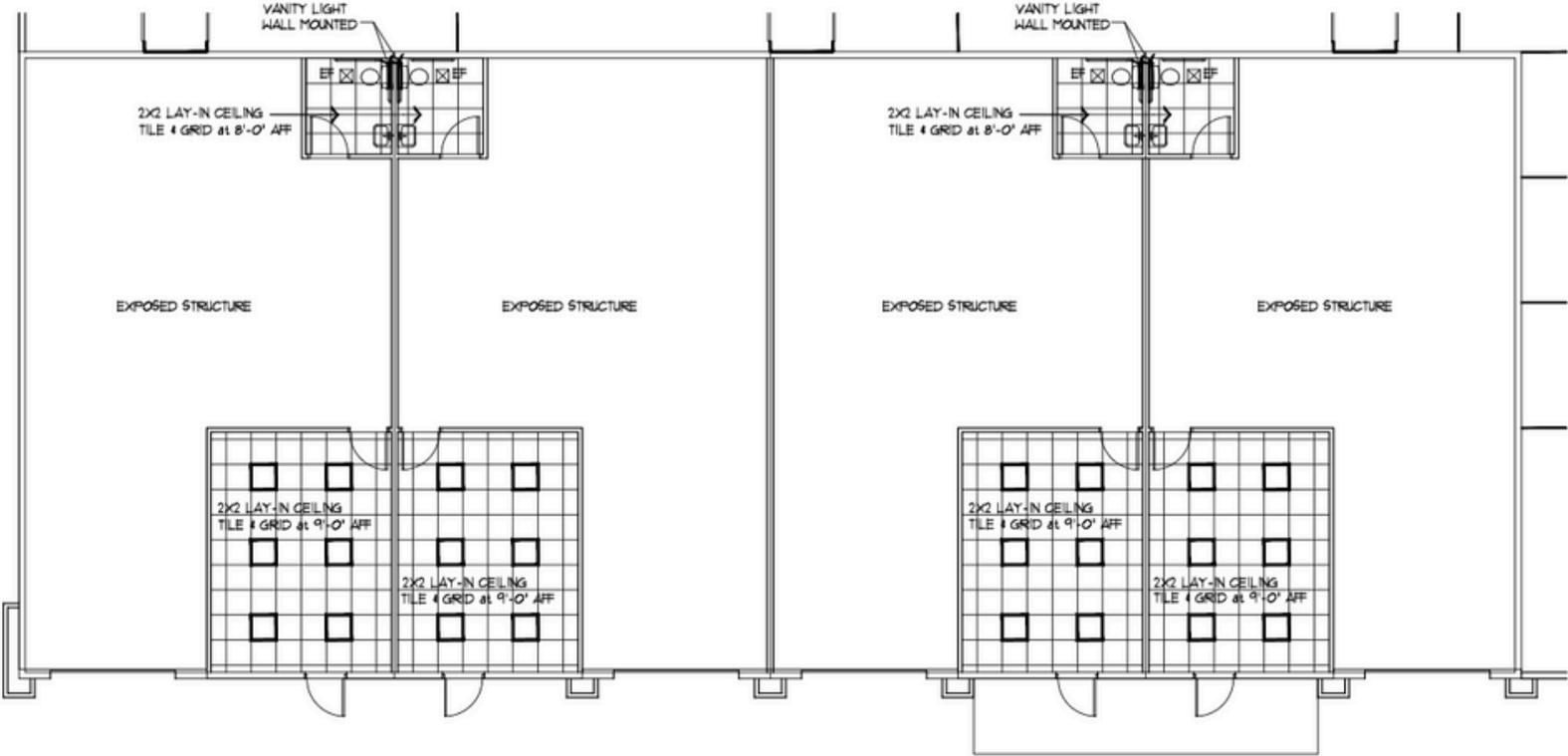
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30 FT.



10'x8.5' Drive in Door

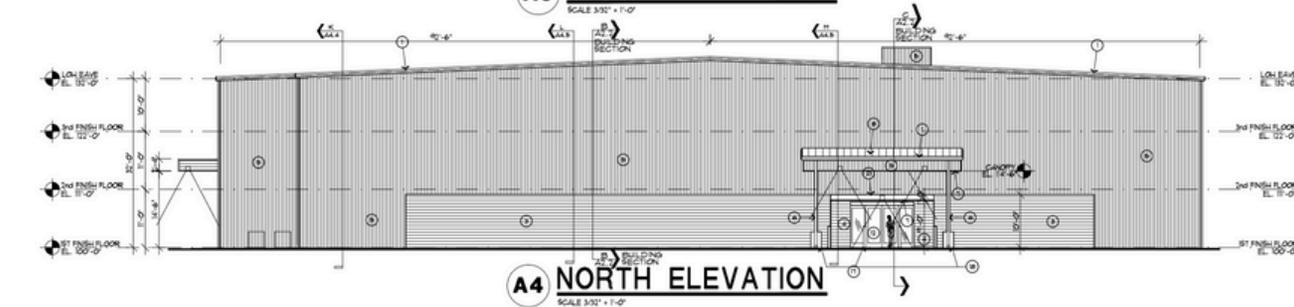
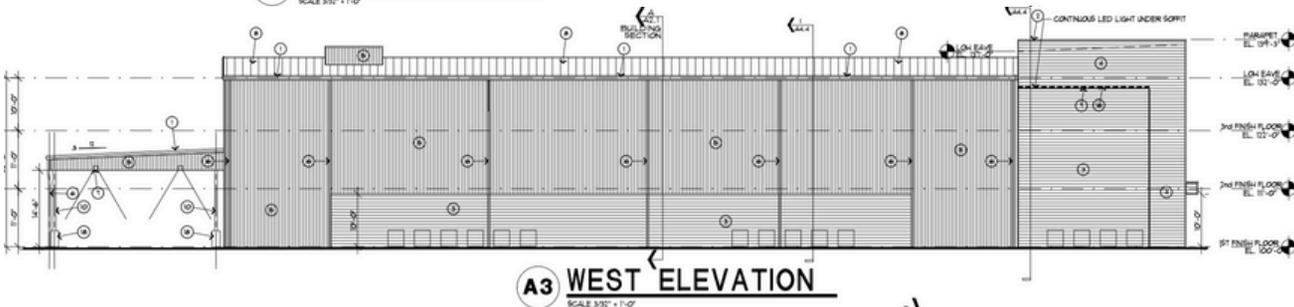
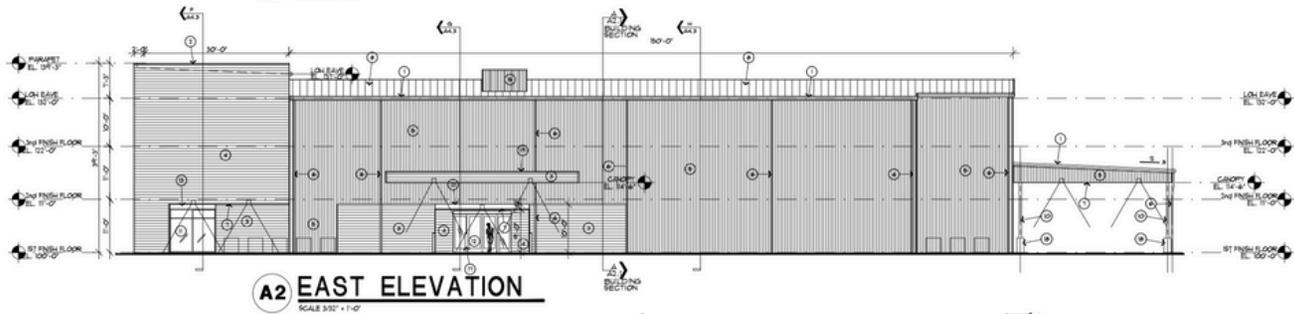
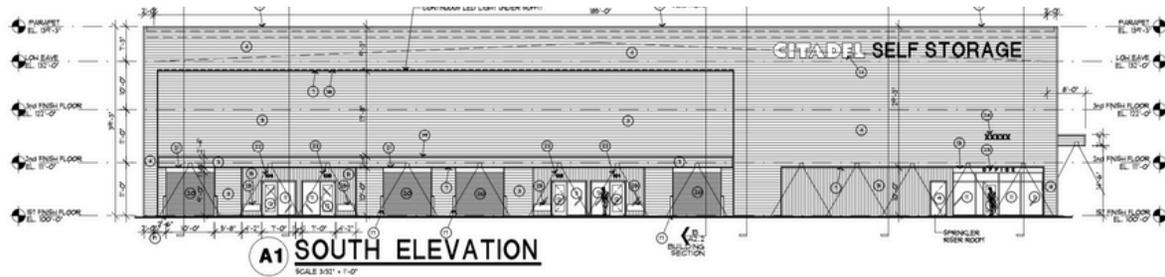
# Office/Flex Floor Plan



FLOORPLAN  
1500 SQ. FT.  
QUANTITY: 4

Dimensions  
Office: 15x20 FT.  
Bathroom: 6'-10' x 8'-6'  
Total: 30x50 FT.

# ELEVATIONS - SELF STORAGE





LEXINGTON, KY



CINCINNATI, OH



LOUISVILLE, KY



OKATIE, SC



PALMETTO BLUFF, SC



CINCINNATI, OHIO