

# AVAILABLE | FOR LEASE/SALE

29,094 SF WAREHOUSE—2-STORY | 2,000 SF OFFICE | 10' CLEAR

## 3330 BEEKMAN STREET

CINCINNATI, OH 45223

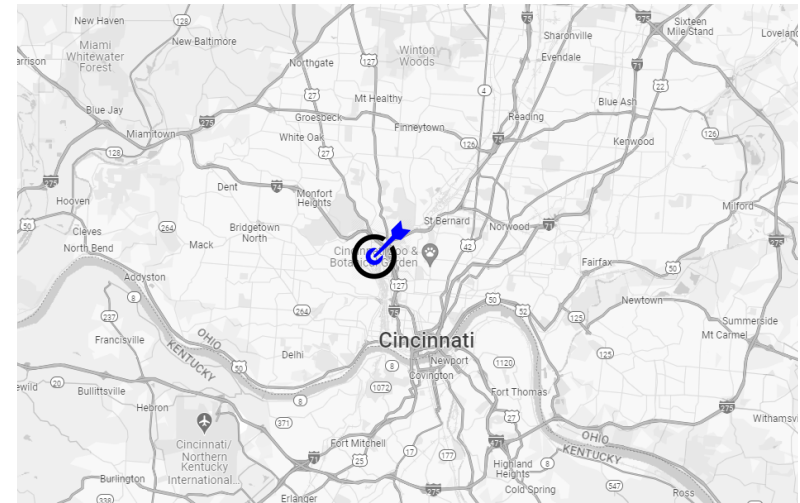


### OFFERING SUMMARY

Address	3330 Beekman Street Cincinnati, OH 45223
Rental Rate	\$4.25/SF   Modified Gross
Purchase Price	\$795,000   \$27.33 per SF
	Total SF   29,094 SF
Square Footage	Lower Level   15,160 SF (Warehouse) Upper Level   13,934 SF (2,000 SF Office)
Acreage	0.945 acres
Ceiling Height	10' Clear
Doors	Upper Level   1 Dock Door Lower Level   3 Dock Doors & Drive-In
Municipality	City of Cincinnati
County	Hamilton County
Zoning	MG, Manufacturing - General

### PROPERTY DESCRIPTION

29,094 SF 2-story warehouse - includes approximately 2,000 SF office, new warehouse LED lighting, wet sprinkler system, freight elevator, and several exterior door access points for shipping and receiving. Upper Level - One (1) dock door. Lower Level - Three (3) dock doors and one (1) drive-in door. Clear height ranges from 10' to 12'. Office area is located on the upper level and includes a mix of private office and conference rooms.



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