

INDUSTRIAL PROPERTY FOR SALE

4676 PADDOCK ROAD

Cincinnati, OH 45229



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COMMERCIAL REAL ESTATE SERVICES

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PROPERTY HIGHLIGHTS

SPACE AVAILABLE: +/- 15,065 SF
SITE SIZE: 0.624 Acres
SALE PRICE: \$1,200,000

HIGHLIGHTS:

- Excellent visibility along Paddock Road with immediate access to SR-562, I-71 & I-75
- 3 Dock positions and 1 drive-in door
- 14' Clearance
- LED lighting
- High end finishes
- Currently occupied with rental income
- Occupancy available on May 1st, 2027



FACT SHEET

4676 Paddock Road

Location: Cincinnati, OH 45229	Heating: Gas Unit Heaters
Total Building Size: 15,065 SF	Parking: 13-17 Spaces
Office Size: 2,350 SF	Restrooms: Three (3) Total
Warehouse Size: 12,715 SF	Sprinkler: No
Divisible: No	Air Conditioning: Office Only
Land: 0.624 Acres	Lighting: LED
Zoning: Manufacturing General (MG)	Outside Security Lighting: Yes
Access to Expressways: SR-562 to I-71 & I-75	Windows: Glass Block
Year Built: 1960	Skylights: No
Construction: Concrete Block & Brick	Electrical Service: 240V 3 Phase
Building Dimensions: 204' x 81'	Gas & Electric: Duke Energy
Column Spacing: 25' x 39'	Water & Sewer: GCWW
Floor: Concrete	Auditor's Information: 131-0005-0026
Roof: Flat, Built Up	Annual Taxes: \$16,037
Ceiling Height: 14' Clearance	Current Tenant: Hardsider Inc.
Loading Facilities: Covered Platform: (1) Dock & (1) City Dock - 8' x 8' (1) Ramped Drive-In - 10' x 10'	Available for Occupancy: May 1 st , 2027
Ventilation Fans: Yes	Sale Price: \$1,200,000 (\$79/SF)

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ACCESS TO EXPRESSWAYS

