

FOR SALE OR LEASE

3274 BEEKMAN STREET

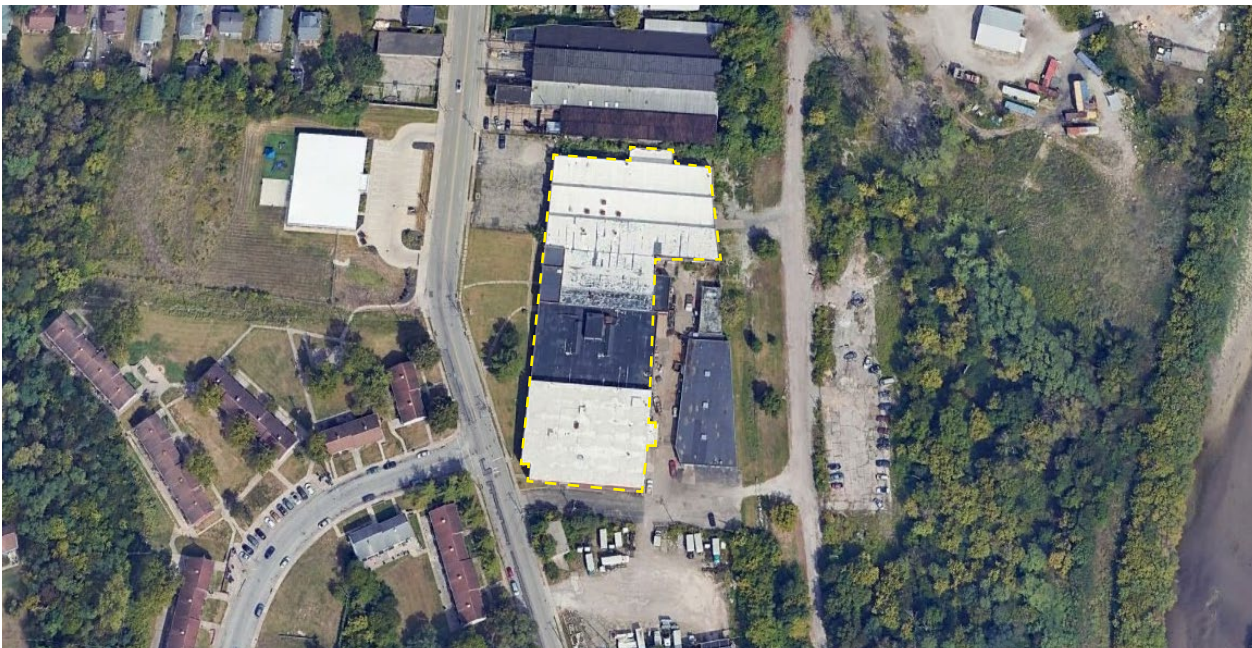
CINCINNATI, OH 45223



JURISDICTION	City of Cincinnati
TOTAL SIZE	88,489 SF
TOTAL SF 1st FLOOR	70,230 SF of Warehouse/Manufacturing
TOTAL SF 2nd FLOOR	18,266 SF of Office & Storage
YEAR BUILT	1927
ACRES	2.88 Acres
CLEAR HEIGHT	13'
COLUMN SPACING	210' x 108'
HVAC	Gas Fired Infrared Heaters
LIGHTING	T-8

DOCK DOORS	(7) Dock Doors
DRIVE-IN DOORS	(1) Drive-in Door
ROOF	Rubber Membrane & Duralast Roof
UTILITIES	
ELECTRIC	www.duke-energy.com
GAS	www.duke-energy.com
WATER	www.cincinnati-oh.gov
SEWER	www.cincinnati-oh.gov
TELEPHONE/DATA	www.altafiber.com
PARCEL ID	192-0070-0050

AERIAL



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PHOTOS



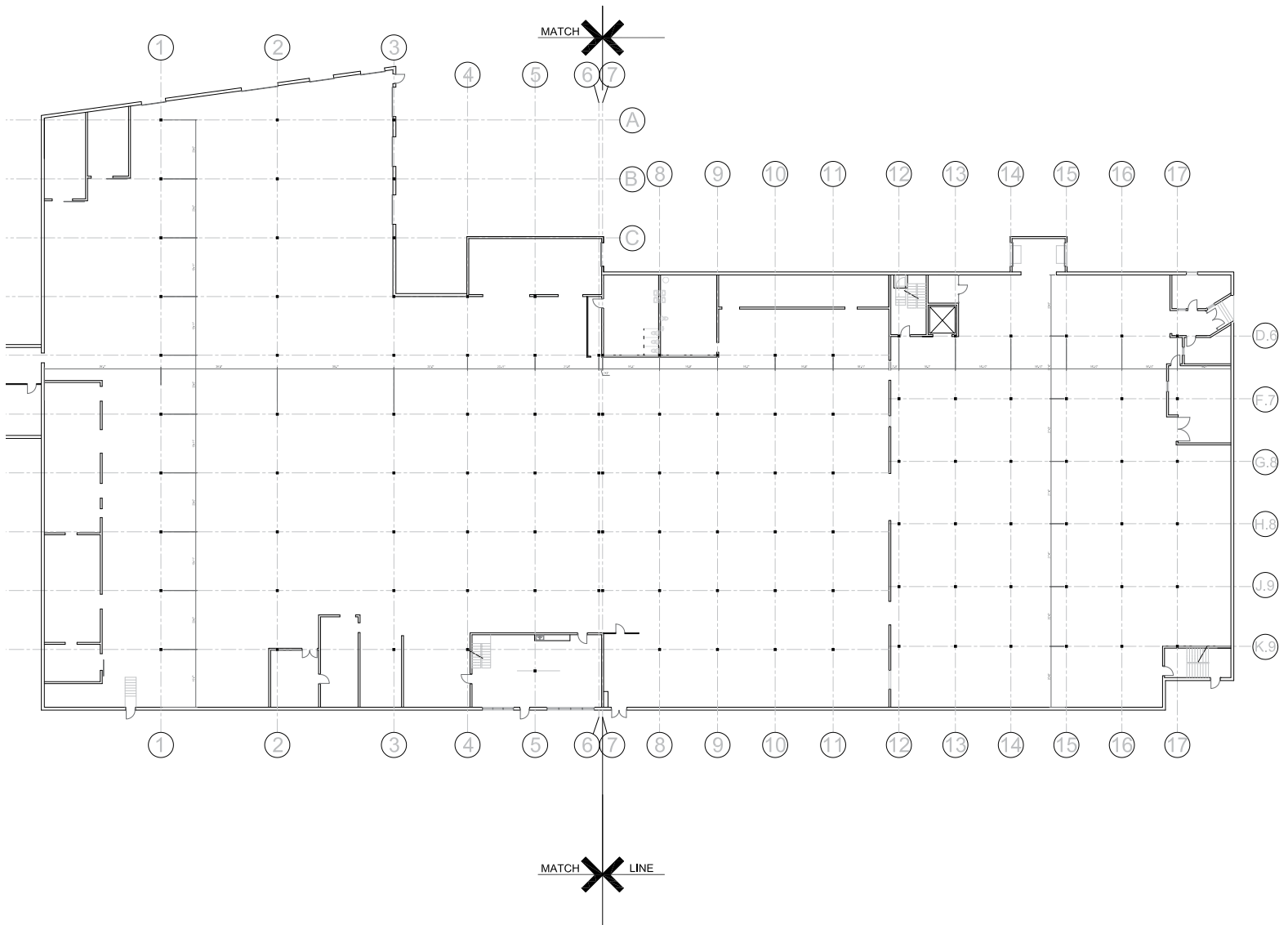
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OVERALL FLOOR PLAN



OVERALL FLOOR
PLAN

SCALE: 1/16" = 1'-0"



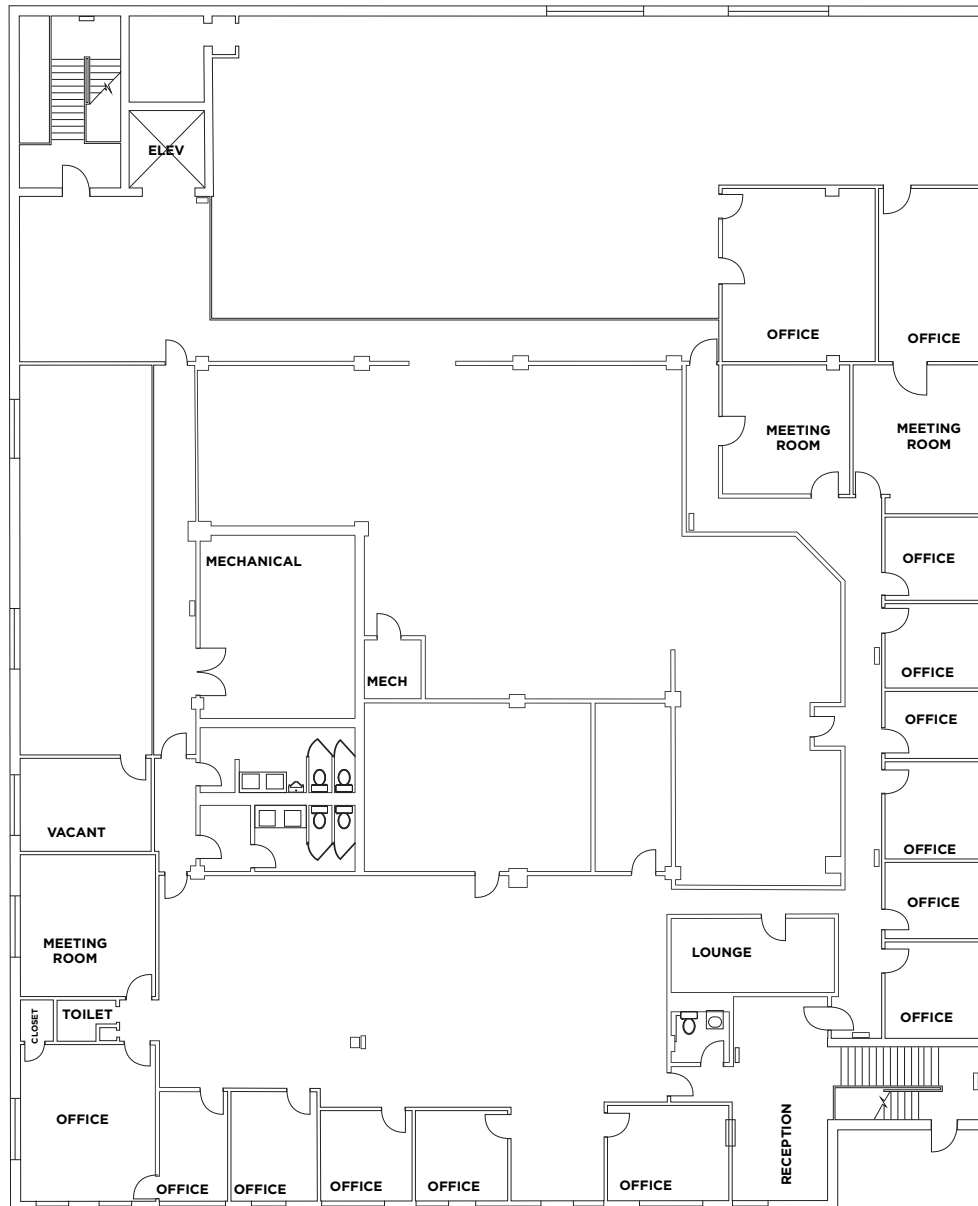
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2ND FLOOR OFFICE FLOOR PLAN



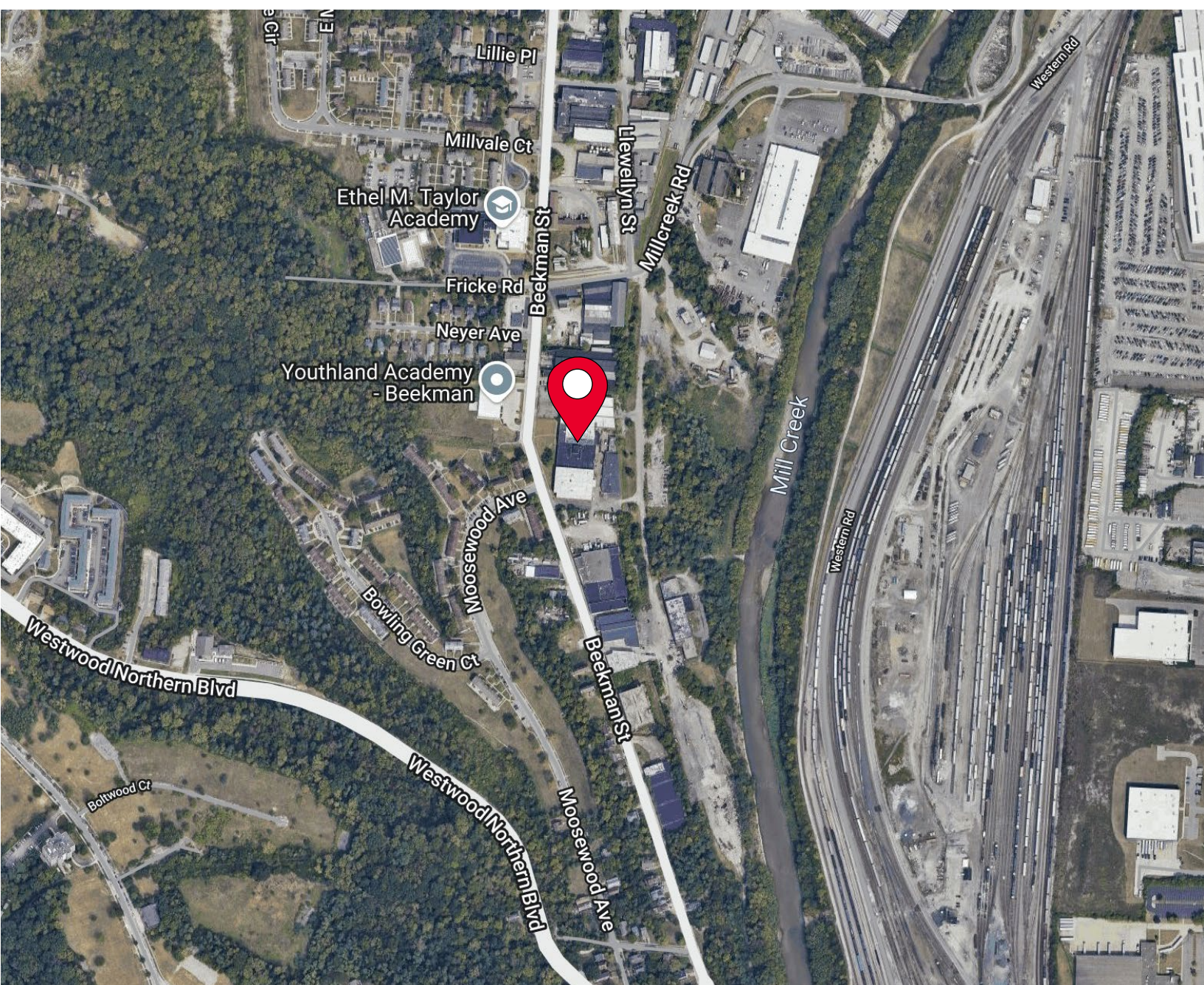
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AERIAL LOCATION



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