

FOR SALE OR LEASE

3274 BEEKMAN STREET

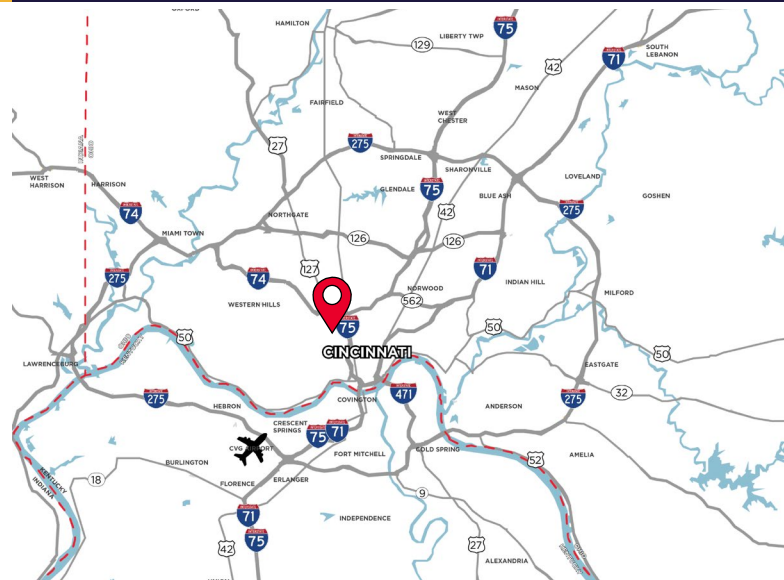
CINCINNATI, OH 45223



SALE PRICE: \$2,295,000

LEASE RATE: \$4.95/SF GROSS

- 88,489 SF Available for Sale
- 20,000 SF Available for Lease
- (1) Dock Door Available for Lease (Additional docks possible)
- (1) Drive-in Door Total in Building
- 13' Clear Height
- Newer Duralast Roof
- 2nd Story Offices
- Airlines



For more information, contact:

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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
AVAILABLE SIZE	20,000 SF
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 Total (1) Dock Door Available for Lease
DRIVE-IN DOORS	(1) Drive-in Door Total (1) Drive-in Door Available for Lease
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



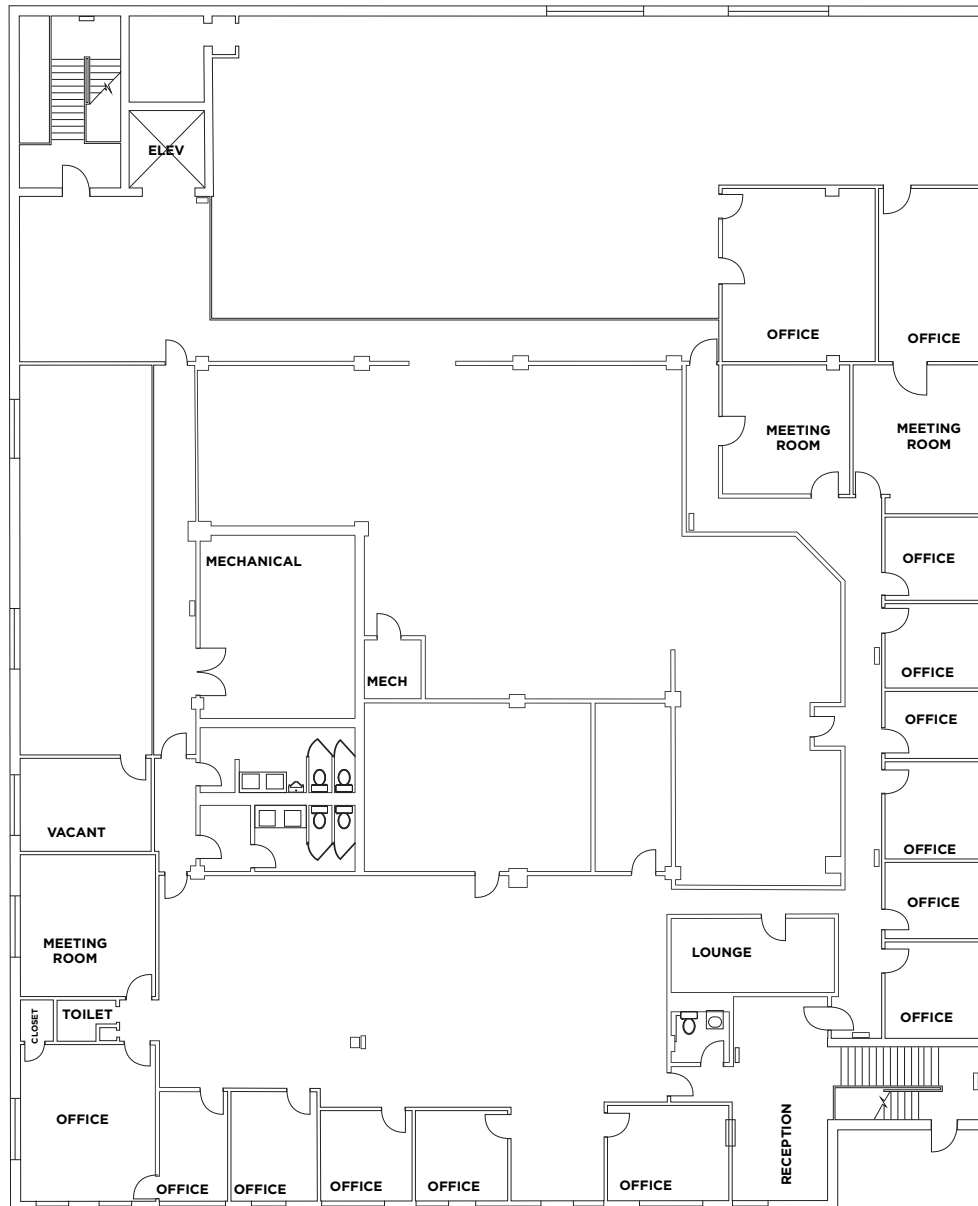
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FLOOR PLAN



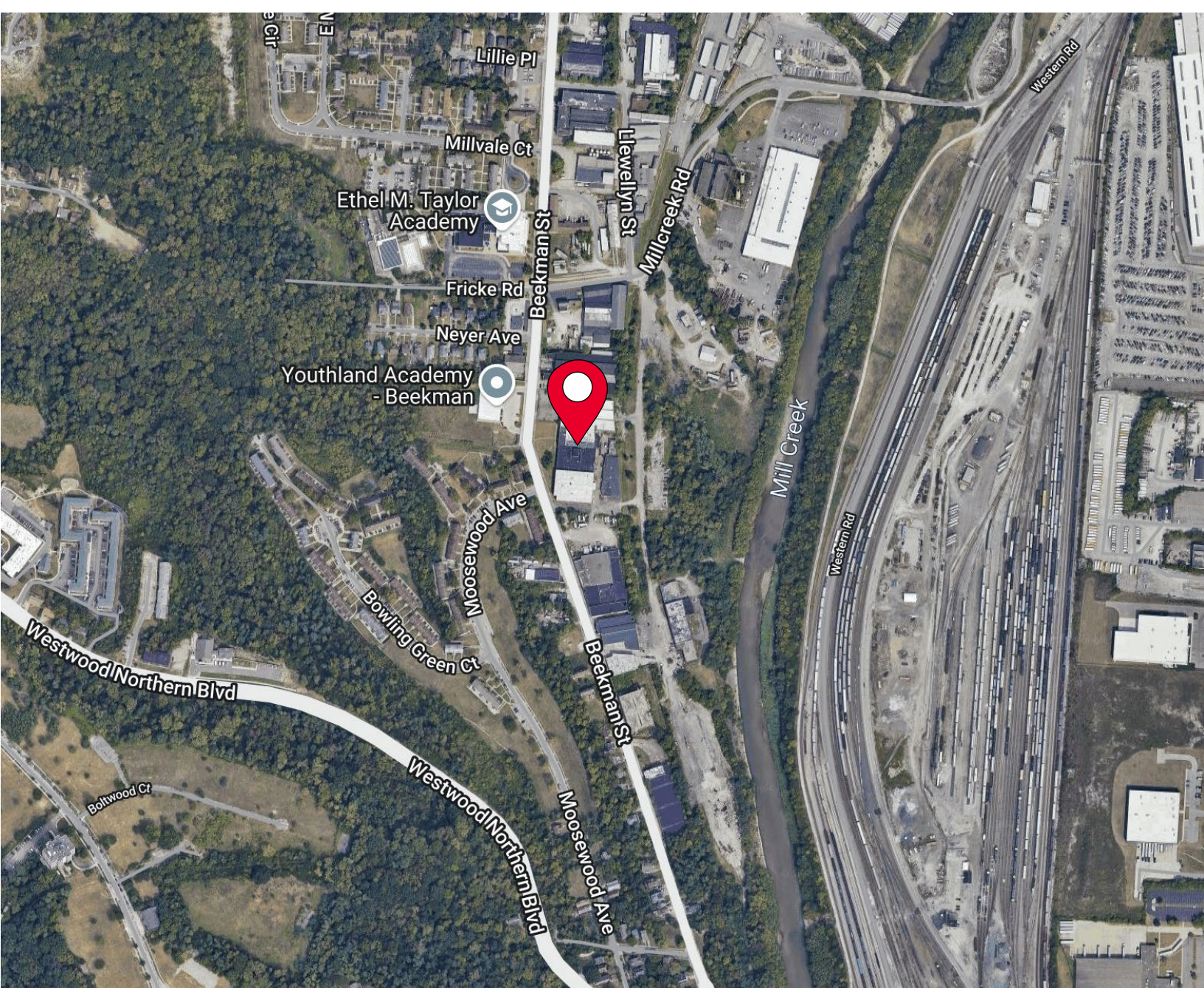
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AERIAL LOCATION



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