

4927 **BEECH ST**
CINCINNATI, OH 45212



PROPERTY HIGHLIGHTS

- Central location in Norwood
- Proximity to I-75 & I-71 via Norwood Lateral
- Near a bus line
- Solid masonry construction
- Heavy power
- Outside storage, possible trailer parking
- Windows provide free natural light
- Pitched metal roof over much of building
- Immediate occupancy

AVAILABLE SPACE

±119,948 SF

DOCK DOORS

9 - ALL NEW

DRIVE-IN DOORS

1

OFFICE SPACE

±10,451 SF

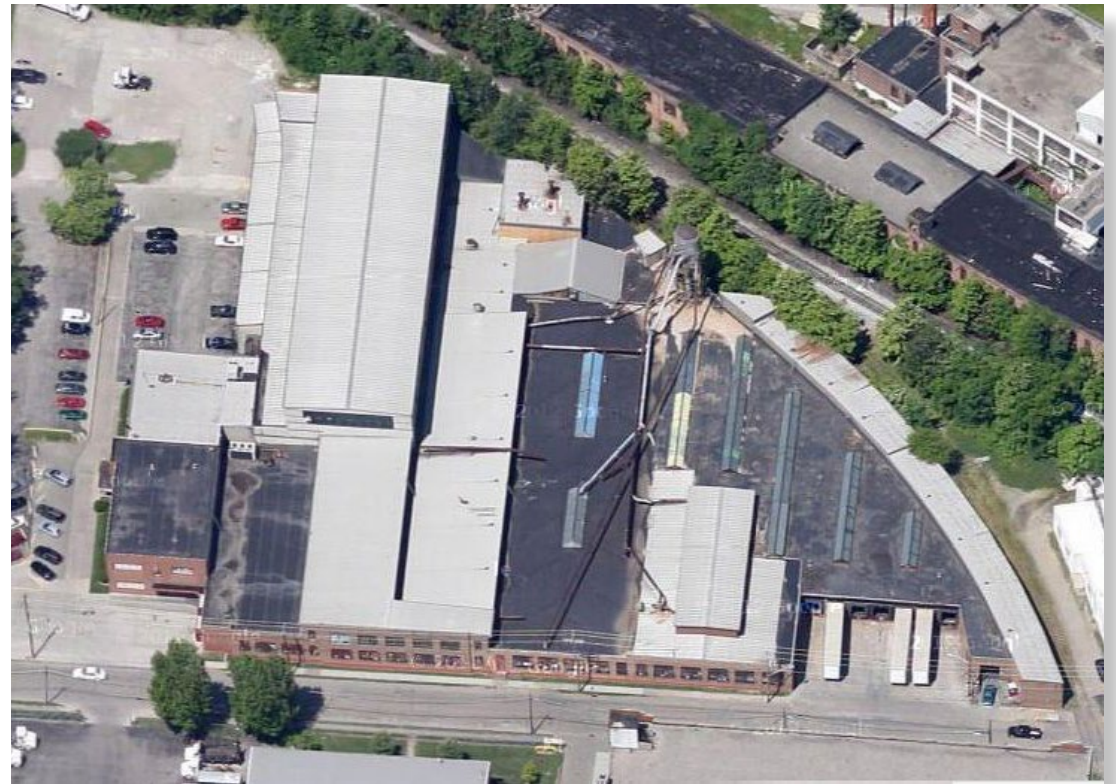
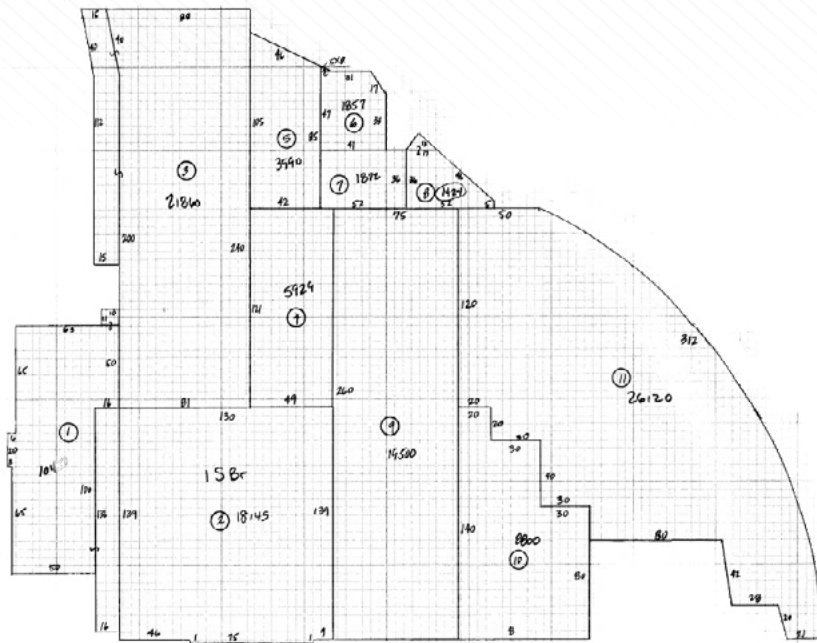
AMPLE PARKING

75 SPACES

RAIL SERVICE

GENESEE & WYOMING
(SHORTLINE) SPUR CAN BE REACTIVATED

FLOOR PLAN



PROPERTY SPECIFICATIONS

Location	City of Norwood, Hamilton County	Sprinklered	Wet & Dry systems
Available Space	±119,948 sf	Heating	Gas unit heaters
Office Size	±10,451 sf with bonus 10,451 sf on 2nd floor at no additional charge	Air Conditioning	Office Only
Warehouse Size	±109,497 sf	Ventilation Fans	Yes
Divisible	Yes	Compressed Air Lines	Yes
Total Building Size	±119,948 sf	Elevators	No
Land	4.3 acres	Lighting	LED lighting mixed with metal halide & fluorescent
Zoning	M2: Heavy Manufacturing	Outside Security Lighting	Yes
Access to Expressways	1.3 Miles to Norwood Lateral 2.0 Miles to I-71 2.5 Miles to I-75	Windows	Yes
Year Built	1935 (factory) & 1954 (front office)	Skylights	No
Construction	Brick & Masonry	Electrical Service	Duke Energy; 240V 1600 amps
Building Dimensions	350' x 350' (irregular)	Gas	Duke Energy
Column Spacing	Various	Sewer	MSD
Floor	Concrete (varying thickness)	Water	City of Cincinnati
Roof	Metal decking & ballasted membrane	Floor Drains	Yes
Ceiling Height	14' - 30' (in high bay)	Rail	Genesee & Wyoming (short line) spur can be reactivated
Loading Facilities	9 Docks & 1 Drive-In Door	Auditor's Information	Parcels 651-0017-0034, 0067, 0068, 0073-80, 0092 & 0100
Parking	±75 spaces	Taxes	\$7,459.11 Annually
Restrooms	Yes	Rental Rate	\$2.50/sf Modified Gross

CENTRAL
LOCATION



±2.0 Miles



±2.5 Miles



±0.5 Miles



Newmark
Knight Frank

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HIGHLAND AVE



NORWOOD LATERAL

NORWOOD AVE



RIDGE RD

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