

# 62,748 SF FOR SALE | \$4,000,000

4612- 4628 Paddock

CINCINNATI, OH





PARCEL NUMBERS

- 013100050008
- 013100050009
- 013100050037
- 013100050040
- 013100050043

Paddock Rd

Paddock Rd

Tennessee Ave

Tennessee Ave

4628  
Paddock

4612  
Paddock

Warehouse  
Building  
1

Warehouse  
Building  
2



4612 PADDOCK RD

# BUILDING SPECS

BUILDING (SQ. FT.)

±24,428

WAREHOUSE (SQ. FT.)

±3,645

OFFICE (SQ. FT.)

±20,783

CLEAR HEIGHT

18'5"

POWER

208v/3 phase/800a  
240v/3 phase/225a  
208v/3 phase/225 a

LIGHTING

LED

DRIVE INS

2 (12' X 12')

DOCKS

0

HEAT

Gas

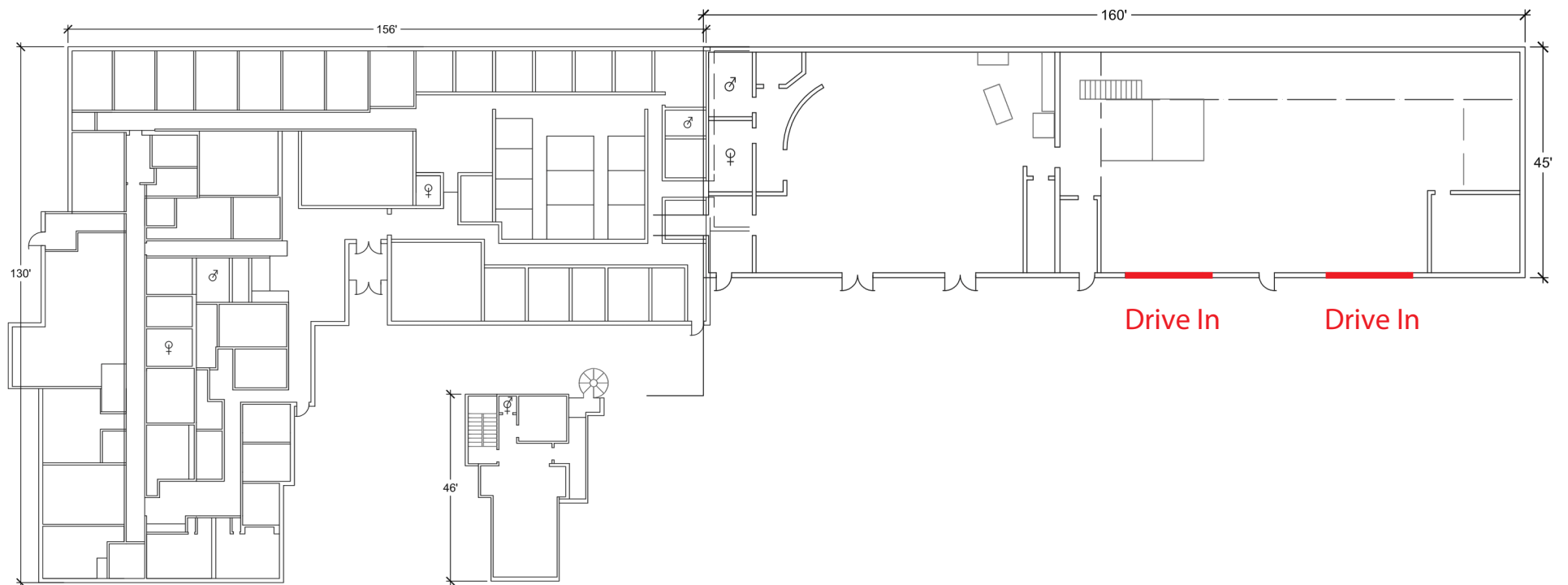
SPRINKLERS

None



4612 PADDOCK RD

# SPACE PLAN



4628 PADDOCK RD

# BUILDING SPECS

BUILDING (SQ. FT.)

±26,140

WAREHOUSE (SQ. FT.)

±16,140

OFFICE (SQ. FT.)

±10,000

CLEAR HEIGHT

17'-18'

SPRINKLERS

Wet

POWER

240v/3  
phase/400a

LIGHTING

LED

DRIVE INS

2 (12' X 12')

DOCK

External Platform

HEAT

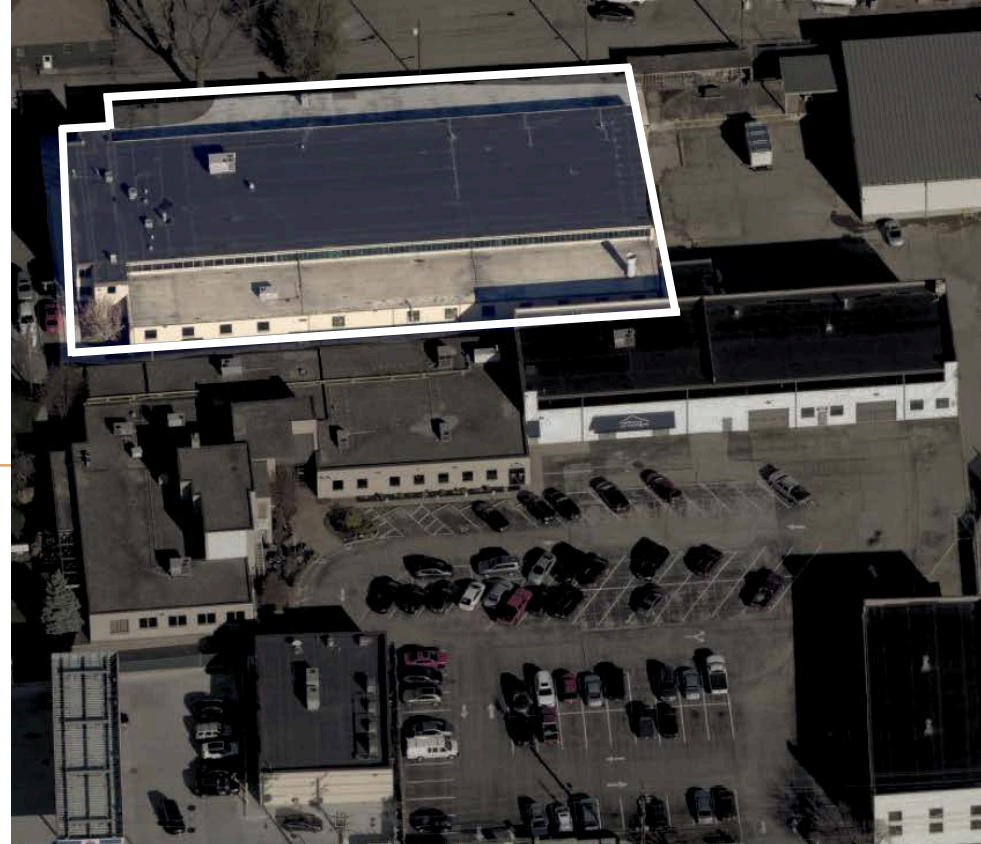
Gas

COLUMNS

28' X 63'

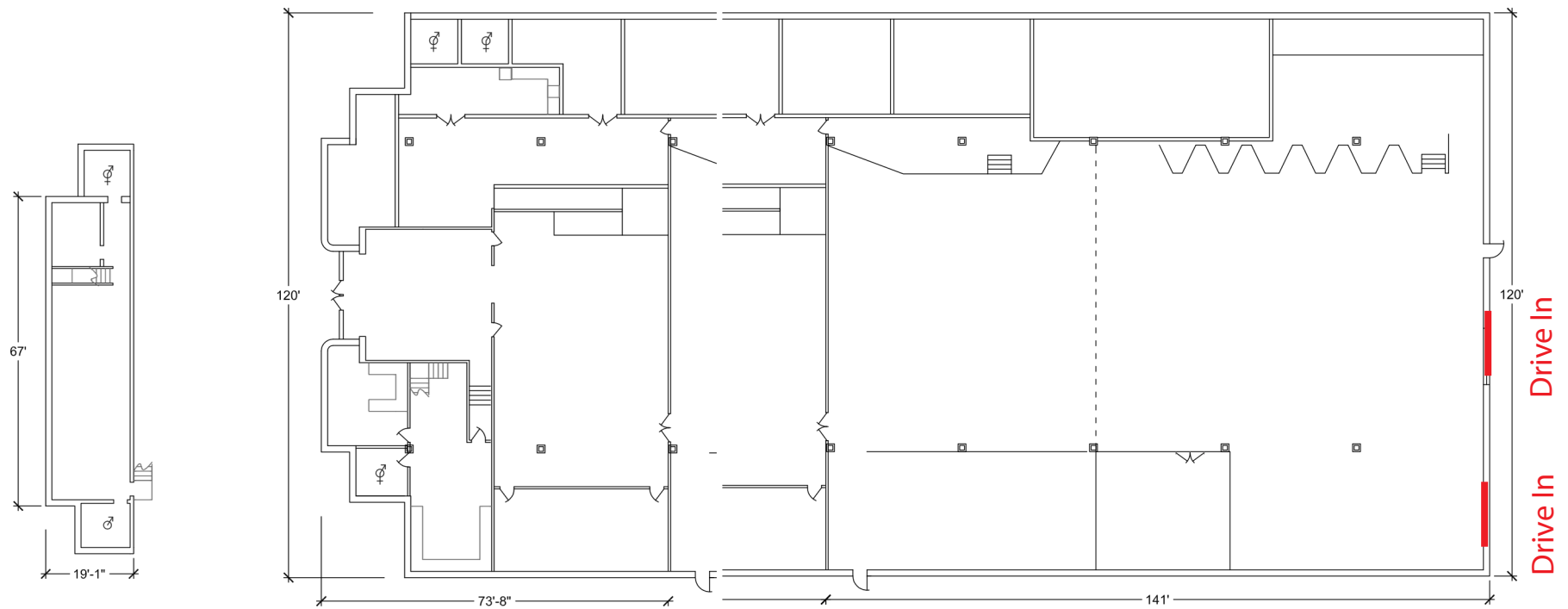
FLOOR DRAINS

Yes



4628 PADDOCK RD

# SPACE PLAN





WAREHOUSE BUILDING #1

# BUILDING SPECS

BUILDING (SQ. FT.)

±7,500

DRIVE INS

1

DOCK

1

CLEAR HEIGHT

14' -15'

POWER

240V/3  
phase/200  
amp

AUTO PARKING

84

Heat

Gas

COLUMNS

Clear Span

LIGHTING

T-12

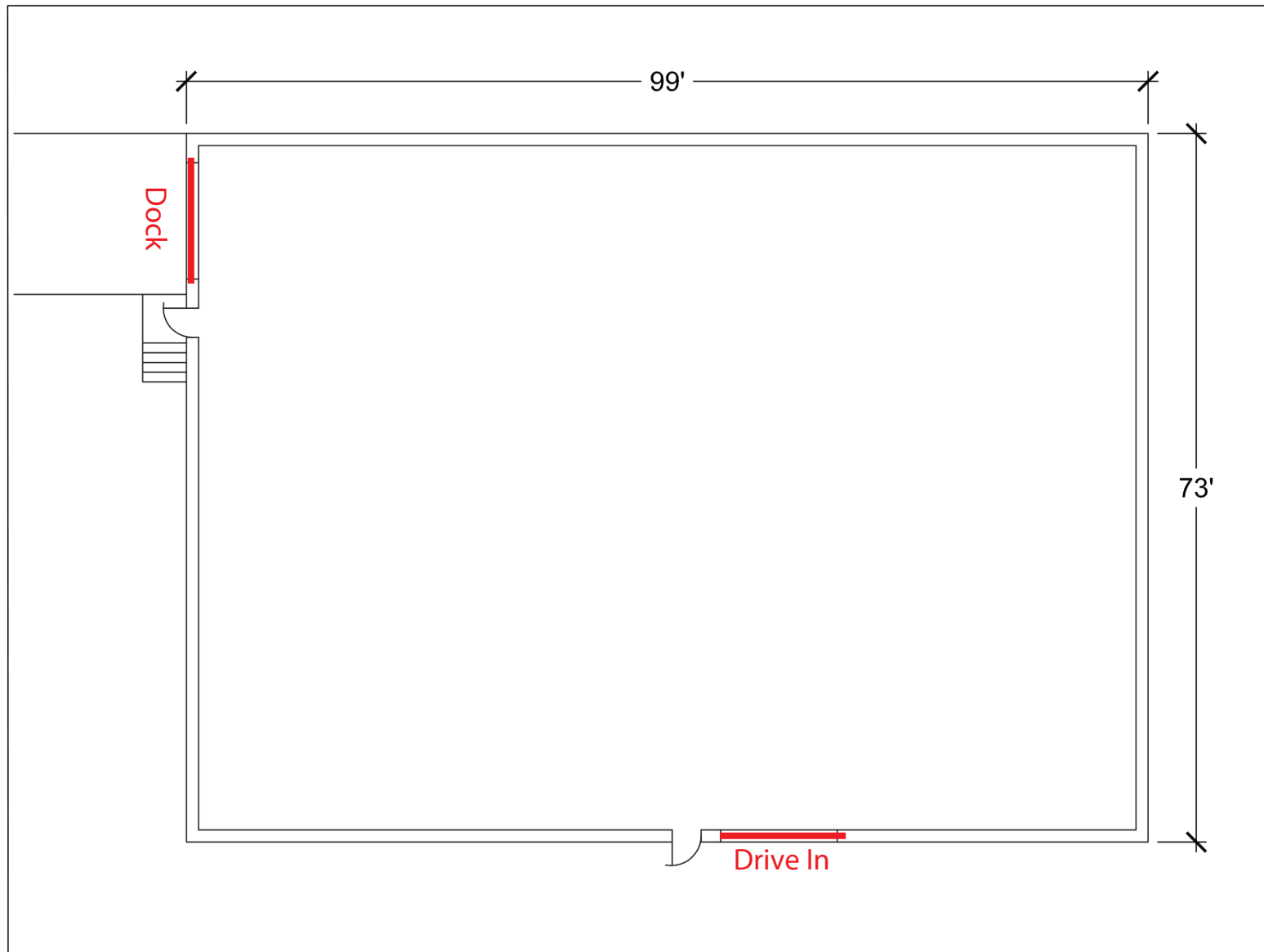
SPRINKLERS

None



WAREHOUSE BUILDING 1

# SPACE PLAN





WAREHOUSE BUILDING #2

# BUILDING SPECS

BUILDING (SQ. FT.)

±4,680

DOCKS

4

DRIVE INS

0

POWER

240V/3  
phase/225  
amp

LIGHTING

LED

COLUMNS

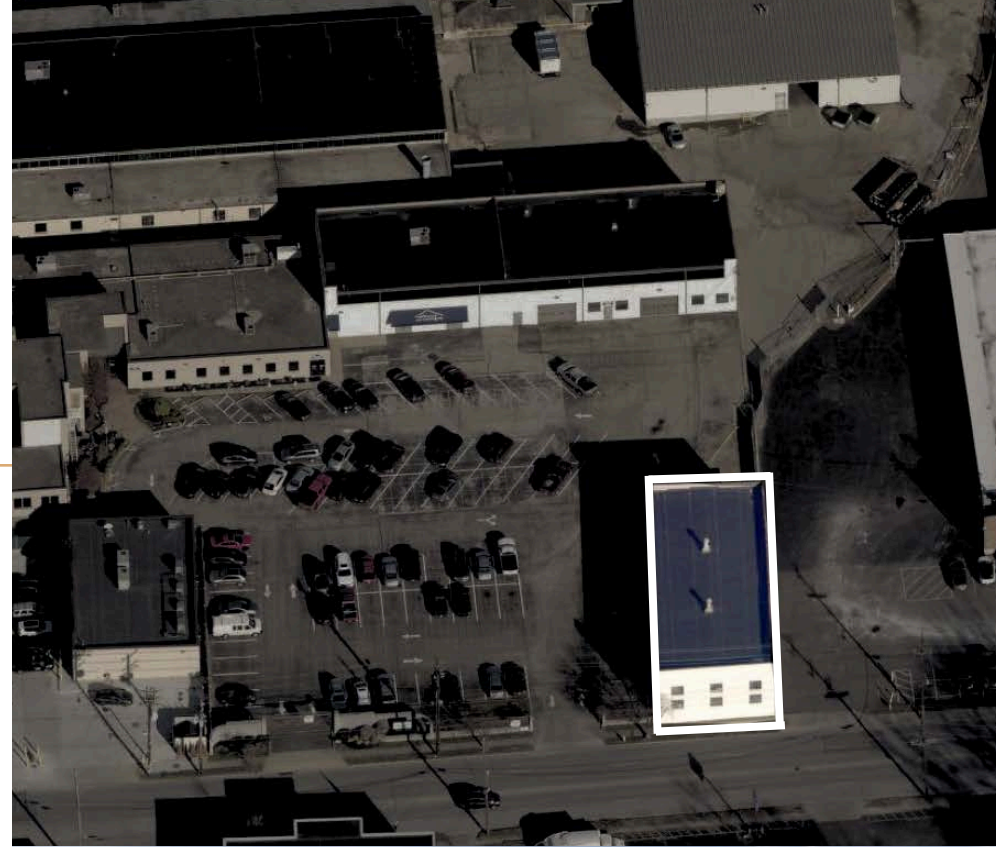
Clear Span

CLEAR HEIGHT

17'

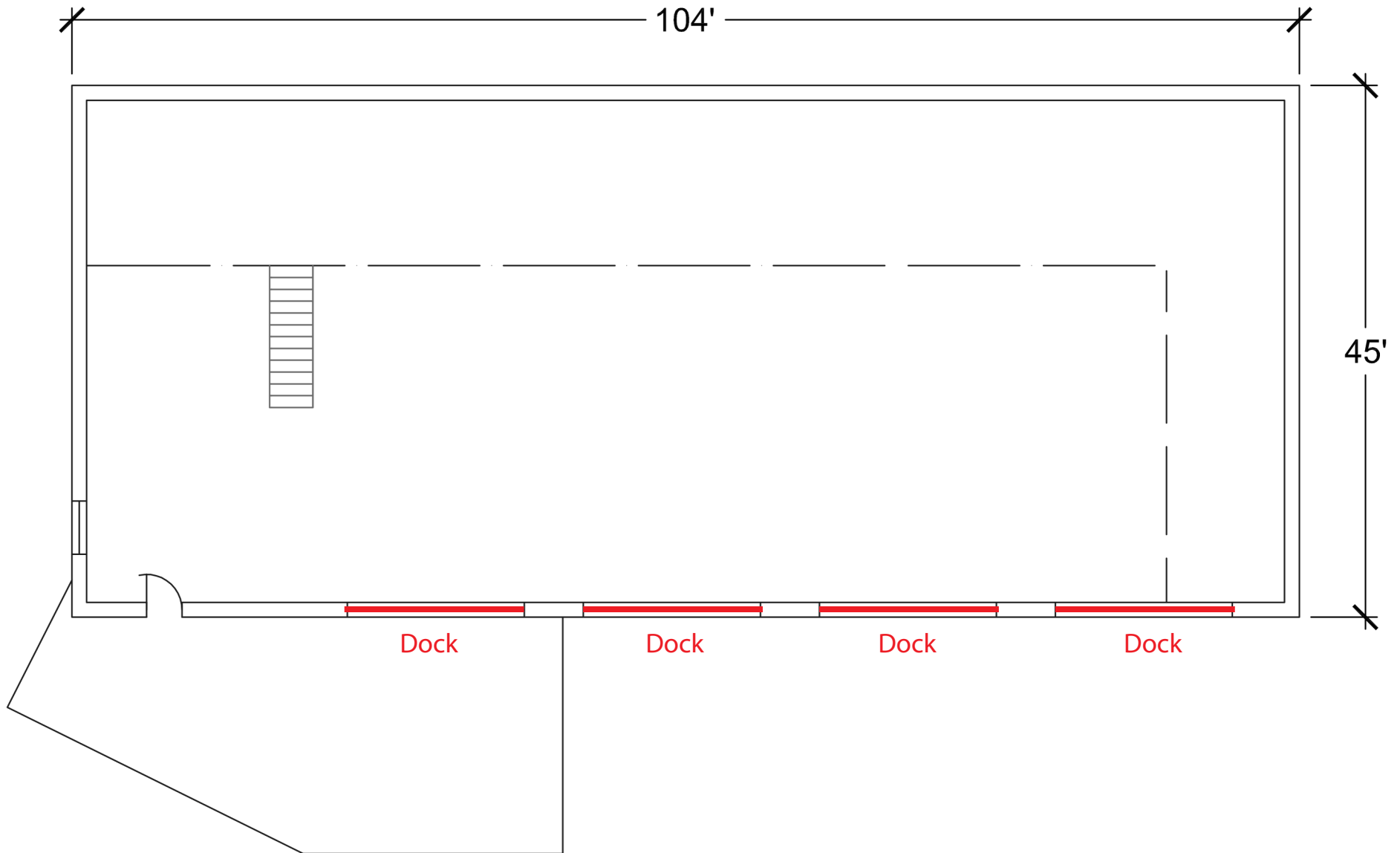
SPRINKLERS

NONE



WAREHOUSE BUILDING 2

# SPACE PLAN









## LOCATION

# CINCINNATI

Located in Cincinnati's Paddock Hills neighborhood, 4612 Paddock Road is a commercial property with strategic positioning and excellent accessibility. The site offers convenient access to I-75 and the Norwood Lateral (SR-562), connecting seamlessly to downtown Cincinnati, regional distribution networks, and diverse labor pools throughout the Greater Cincinnati area. The property sits within an established commercial corridor near both industrial and retail developments in a centrally located area experiencing ongoing investment and redevelopment. This Paddock Road address presents potential for various commercial applications, leveraging its accessible infill location and strong logistical connections to serve the broader Cincinnati metropolitan market.

## NEARBY TENANTS



# PRC SPIANT

## STRATEGIC MIDWEST ACCESS

INTERSTATE 71

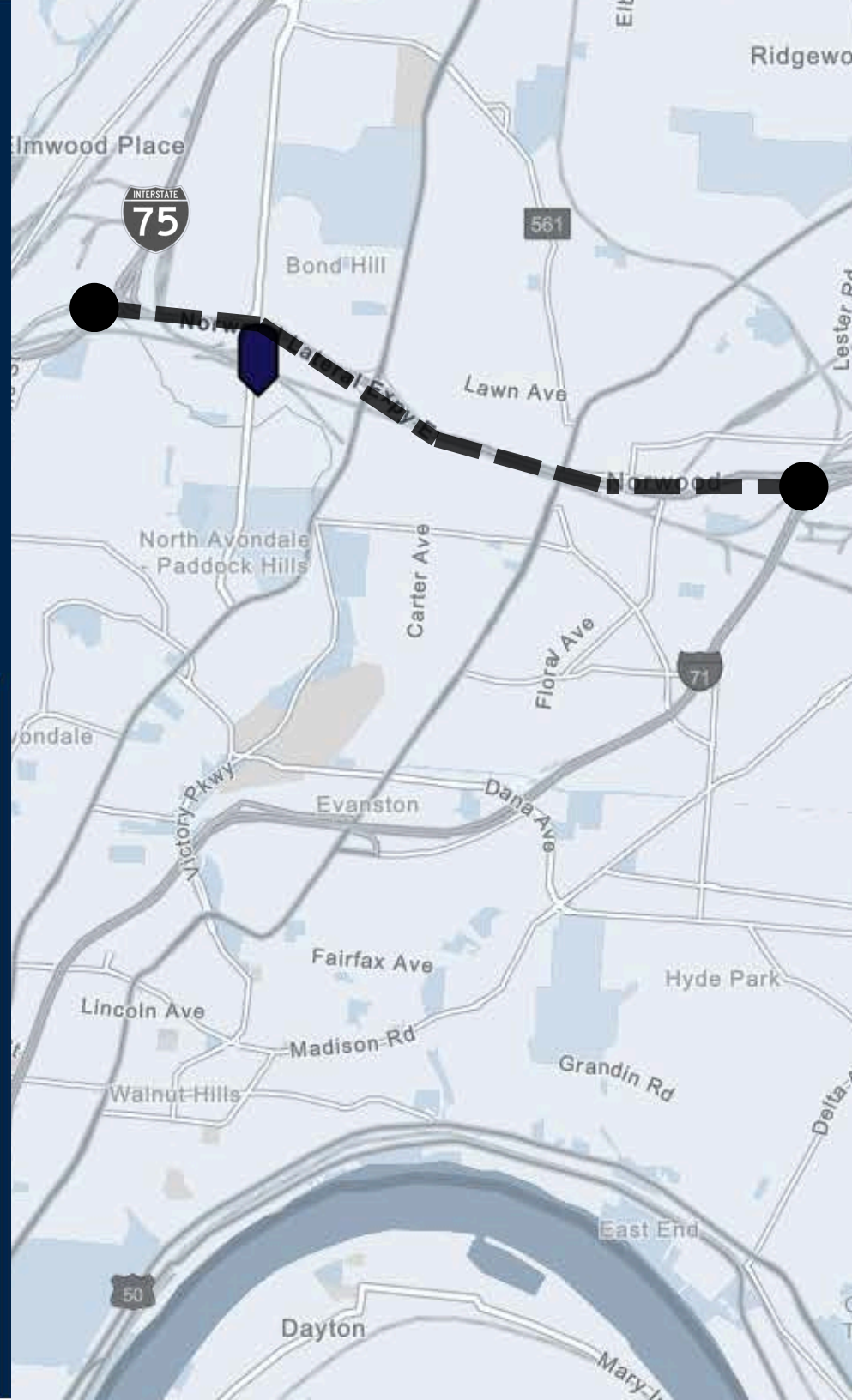
2.9 Mi.

INTERSTATE 75

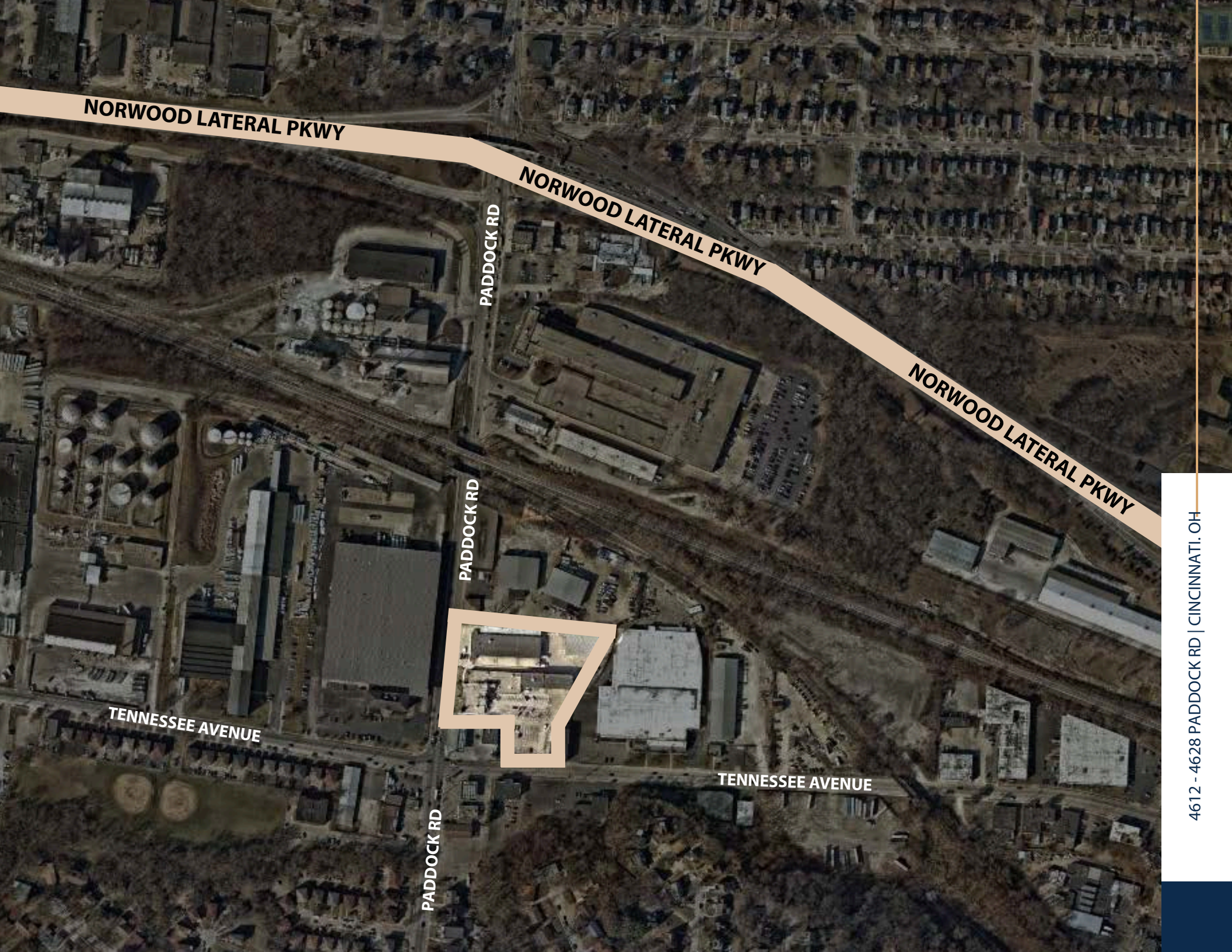
0.7 Mi.

DAYTON, OH

47 Mi.







NORWOOD LATERAL PKWY

NORWOOD LATERAL PKWY

NORWOOD LATERAL PKWY

PADDOCK RD

PADDOCK RD

PADDOCK RD

TENNESSEE AVENUE

TENNESSEE AVENUE



# CONTACT

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