



For sublease

11,250 SF **\$11.73/SF NNN** | Exp. 11/30/2027

4672 Paddock Road, Cincinnati, OH 45229



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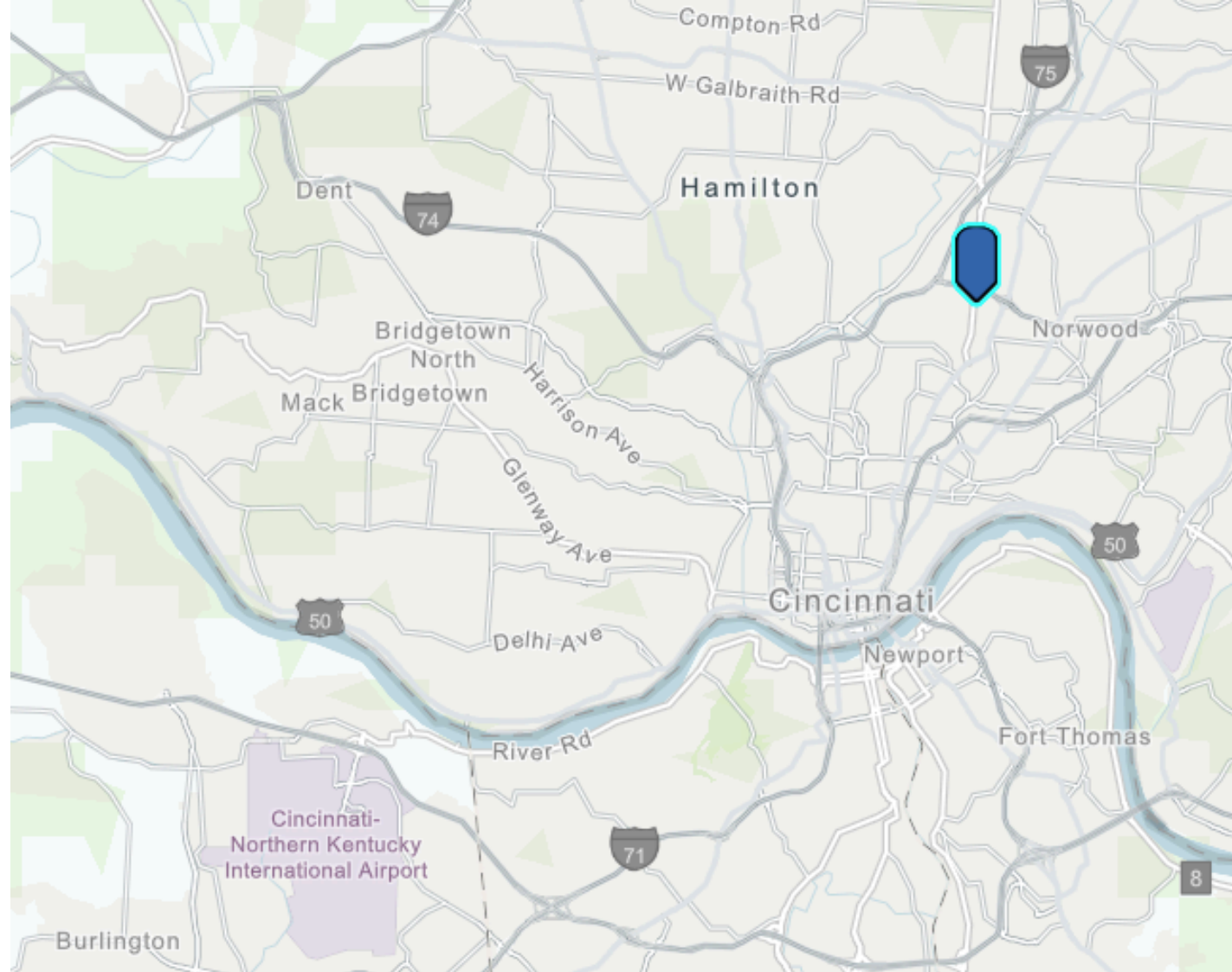
This modern industrial facility offers 11,250 SF with exceptional highway access via Norwood Lateral. Built in 2010, the property features 10,050 SF of warehouse space with 22' clear heights, 1,250 SF of office, and is divisible to 4,000 SF or expandable to 21,250 SF. The facility includes 2 truck docks, 1 drive-in door (20'W x 16'H), and 27' x 60' column spacing. Located just 1 minute from Norwood Lateral and within 5 minutes of I-71 & I-75, providing best-in-class interstate access in Cincinnati.



1 minute to Norwood Lateral Expressway - best interstate access in Cincinnati



Within 5 minutes of both I-71 & I-75 corridor access



9.5 MI.

Downtown Cincinnati

47 MI.

Dayton, OH

22.9 MI.

CVG Airport



4672 Paddock Road

Available SF	11,250 SF
Office Size	1,250 SF
Clear Height	22'
Docks	2
Drive Ins	1
Sprinklers	YES
Columns	27' x 60'
Acres	1.10
Built	2010
Sublease Rate	\$11.73/SF NNN
OpEx	Est. \$2.25/SF
Lease Exp.	11/30/2027





Thank you

Tom Fairhurst

Sr. Managing Director

Tom.Fairhurst@jll.com

513-502-8436

jll.com

Grace Leonard

Brokerage Associate

Grace.Leonard@jll.com

513-441-9585