

FOR SALE

4612- 4628 Paddock
CINCINNATI, OH

4612 Paddock - 29,108 SF - \$1,500,000 (\$51.53/SF)

4628 Paddock - 33,640 SF - \$2,250,000 (\$66.88/SF)

62,748 SF \$3,750,000 (\$59.79/SF)



Paddock Rd

Paddock Rd

Tennessee Ave

Tennessee Ave

4628
Paddock

4612
Paddock

Warehouse
Building

Warehouse
Building

BUILDING SPECS

4612 PADDOCK RD

Main Building

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

Warehouse Building

BUILDING (SQ. FT.)

±4,680

DRIVE INS

0

DOCK

4

CLEAR HEIGHT

17'

POWER

240V/3
phase/225amp

COLUMNS

Clear Span

LIGHTING

LED

SPRINKLERS

None

4628 PADDOCK RD

Main Building

BUILDING (SQ. FT.)

±26,140

WAREHOUSE (SQ. FT.)

±16,140

OFFICE (SQ. FT.)

±10,000

CLEAR HEIGHT

17'-18'

POWER

240v/3 phase/400a

LIGHTING

LED

DRIVE INS

2 (12' X 12')

DOCKS

External Platform

HEAT

Gas

COLUMNS

28' X 60'

FLOOR DRAINS

Yes

SPRINKLERS

Wet

Warehouse Building

BUILDING (SQ. FT.)

±7,500

DRIVE INS

1

DOCK

1

CLEAR HEIGHT

14' -15'

POWER

240V/3 phase/200 amp

LIGHTING

T-12

AUTO PARKING

84

Heat

Gas

COLUMNS

Clear Span

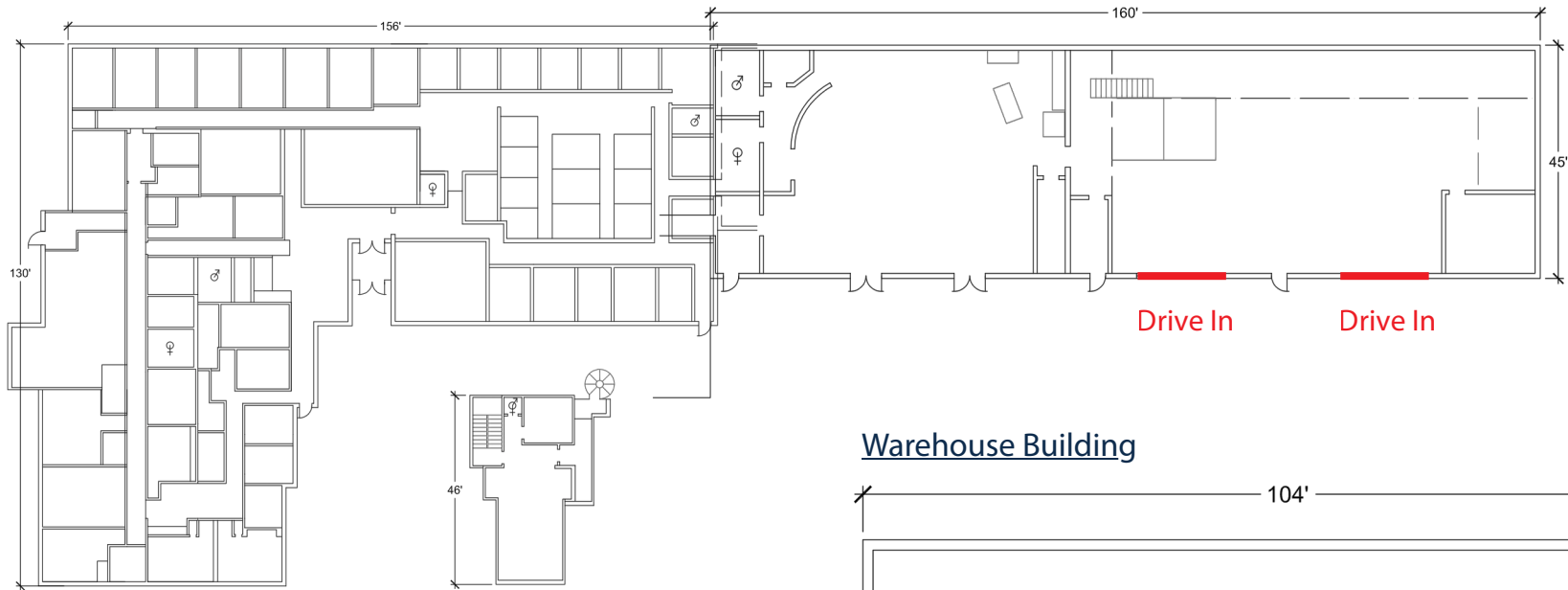
SPRINKLERS

None

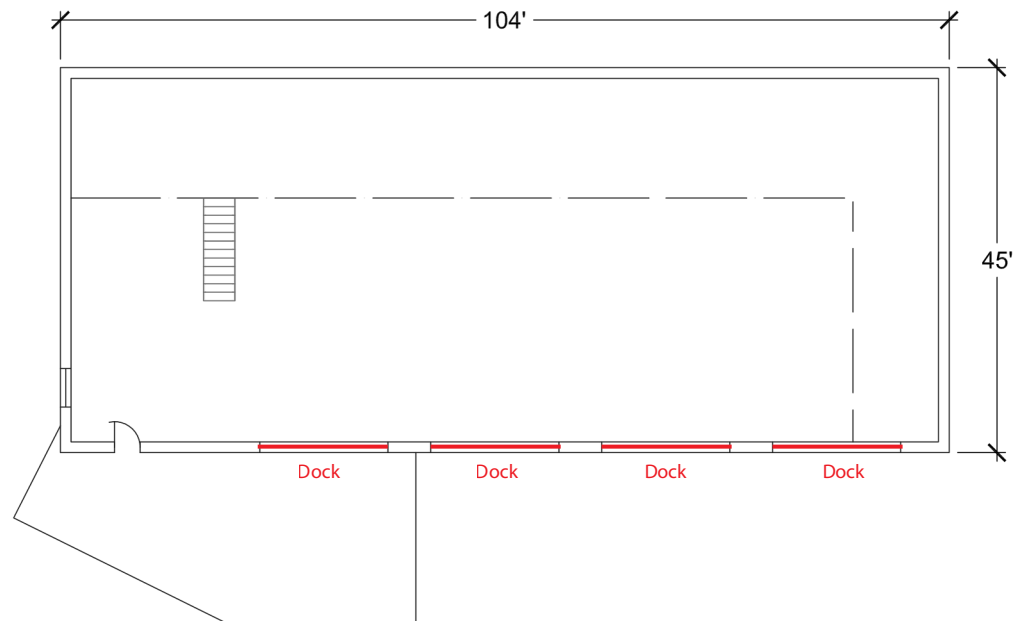
4612 PADDOCK RD

SPACE PLANS

Main Building



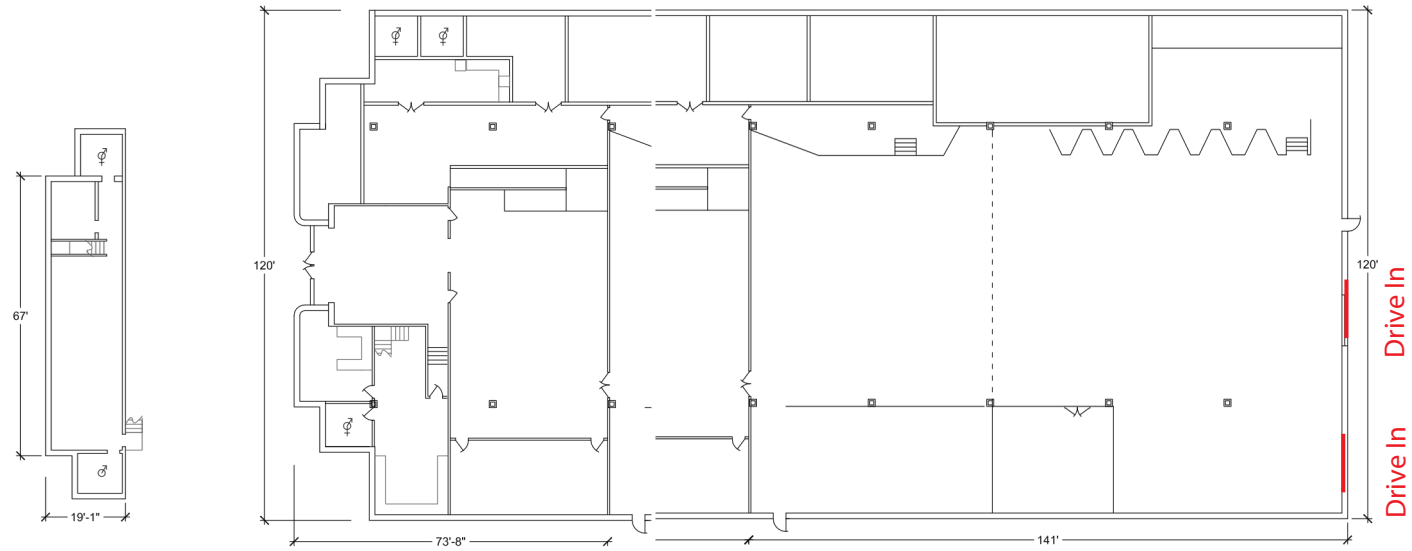
Warehouse Building



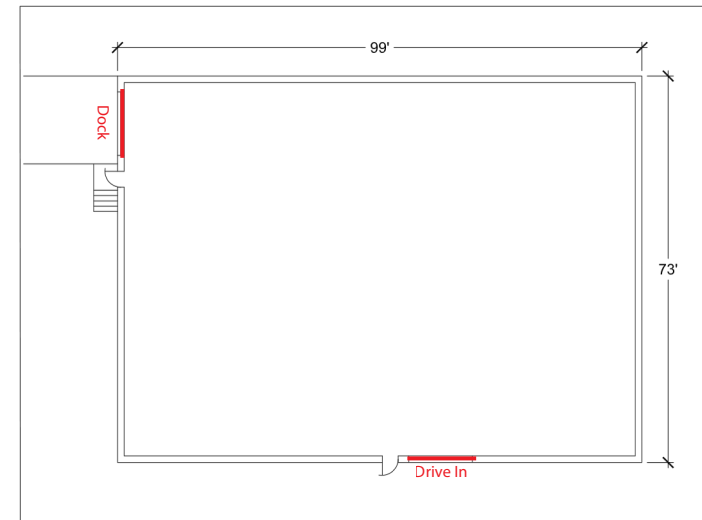
4628 PADDOCK RD

SPACE PLANS

Main Building



Warehouse Building



4612 Paddock - Warehouse



4612 Paddock



4628 Paddock - Warehouse



4628 Paddock



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



PROSPERITY

STRATEGIC MIDWEST ACCESS

INTERSTATE 71

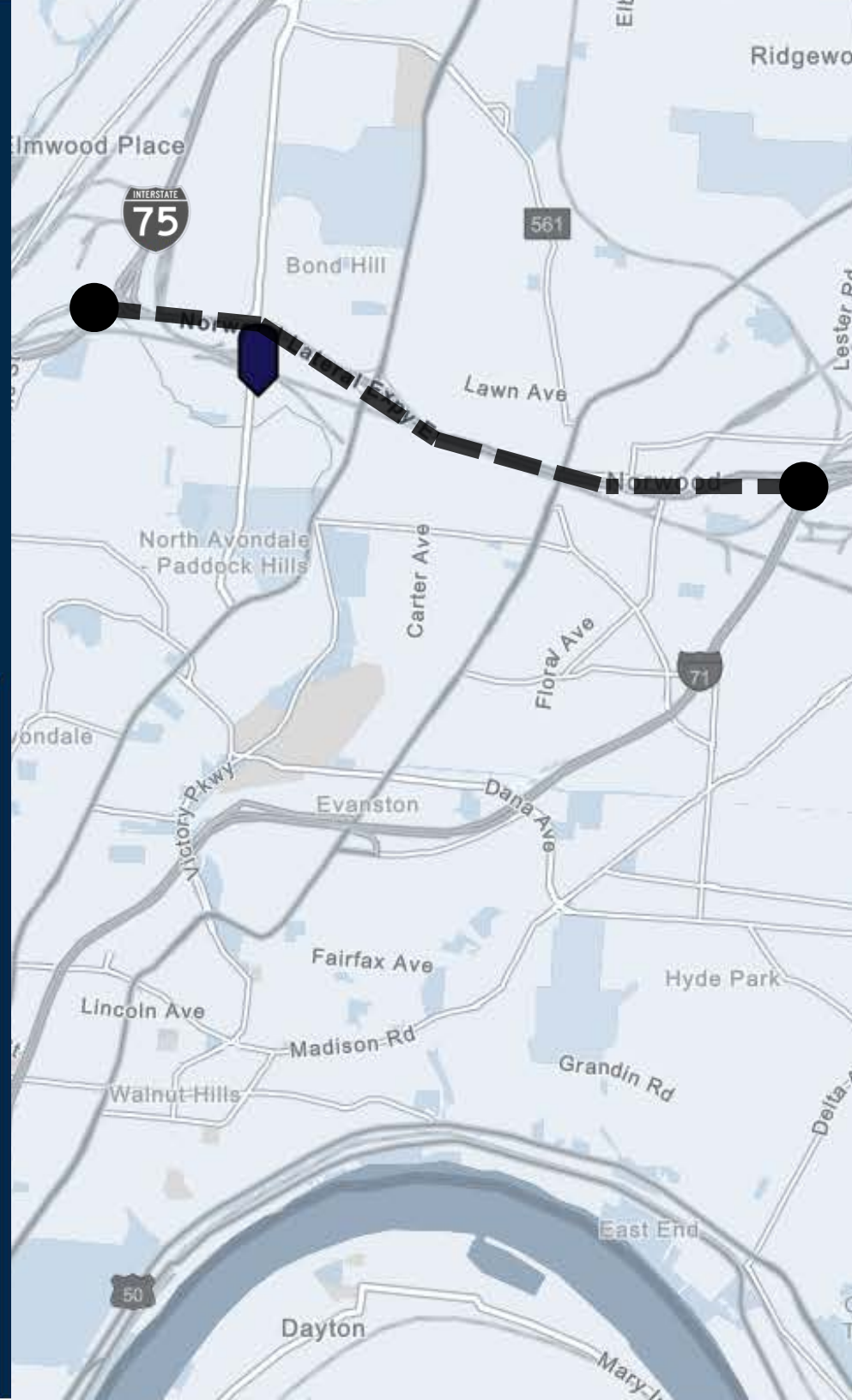
2.9 Mi.

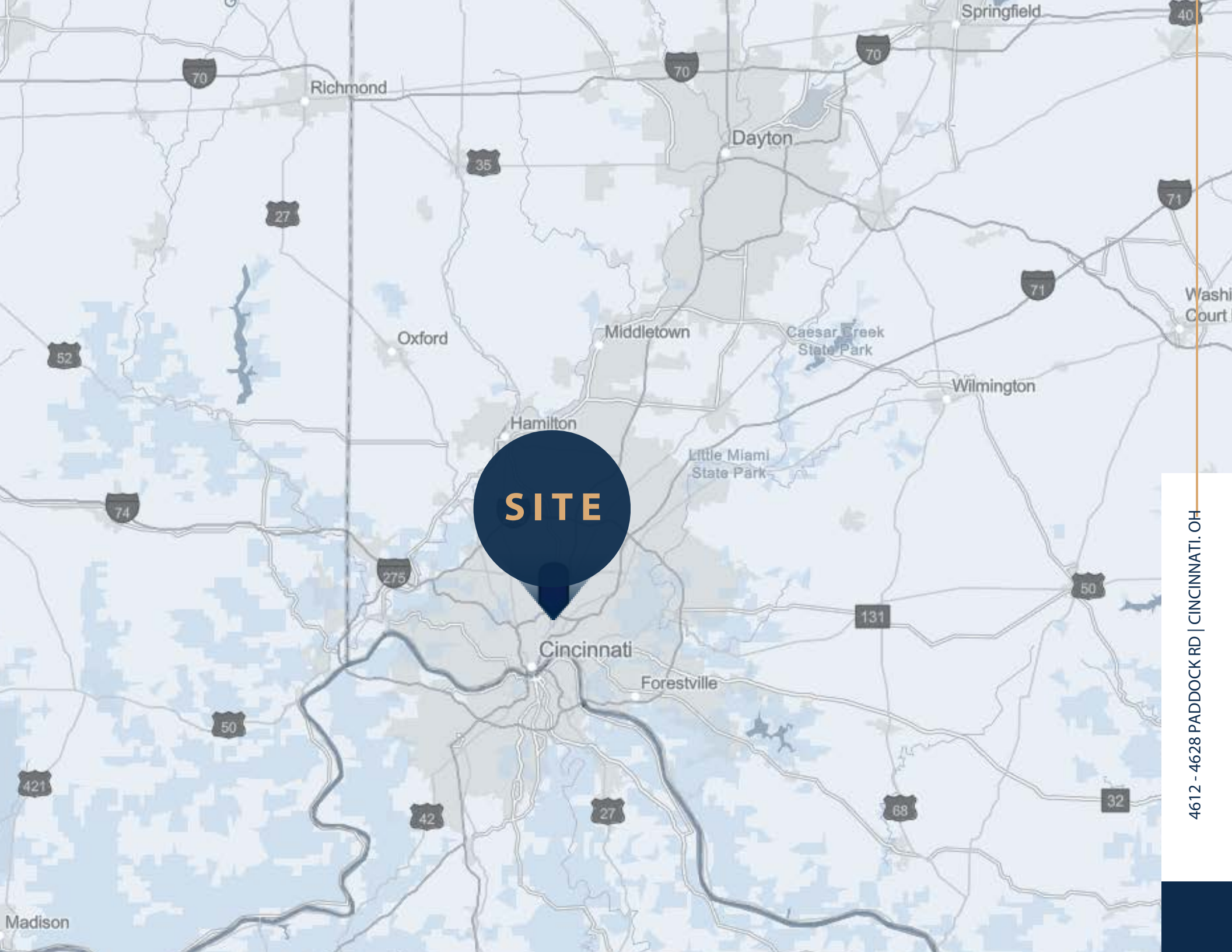
INTERSTATE 75

0.7 Mi.

DAYTON, OH

47 Mi.







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