

338,000 SF AVAILABLE

4330 WINTON

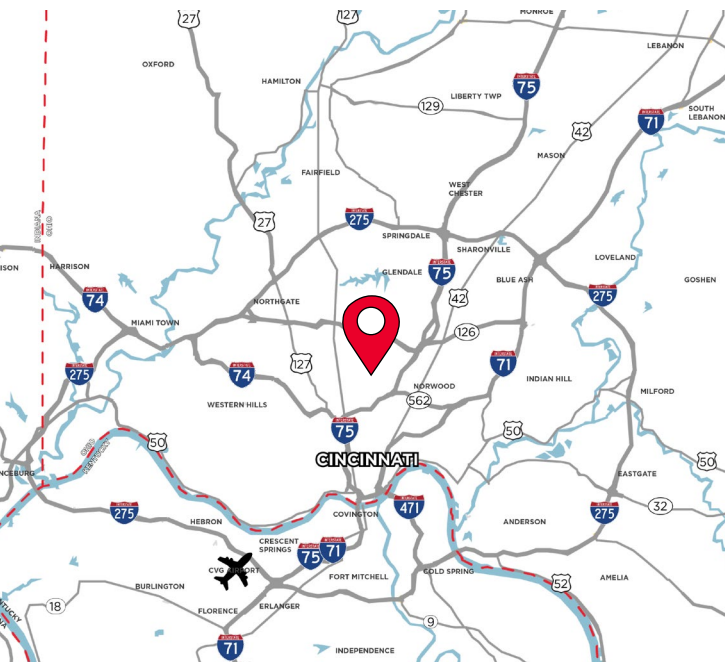
CINCINNATI, OH 45232



100,000 - 338,000 SF AVAILABLE

PROPERTY HIGHLIGHTS

- 338,000 SF Total
- 26,670 SF Office
- 106,000 SF @ 30' Clear
- 145,340 SF @ 18' Clear
- ±59,000 SF @ 11' Clear
- 1200 Amps Electric
- 2.0 Acre Parking/ Storage Lot



For more information, contact:

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FOR LEASE

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BUILDING SPECIFICATIONS

RATE: \$5.25 - \$6.00/SF NNN
2024 OPEX: \$1.75

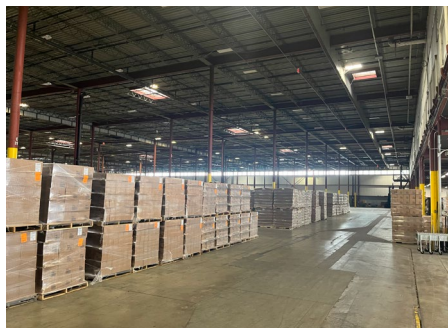
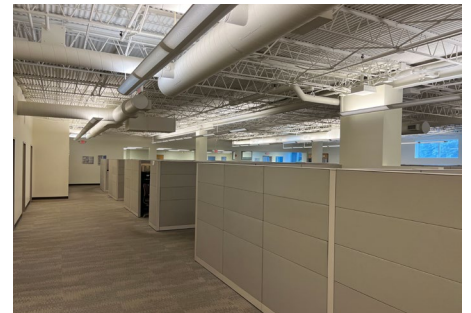
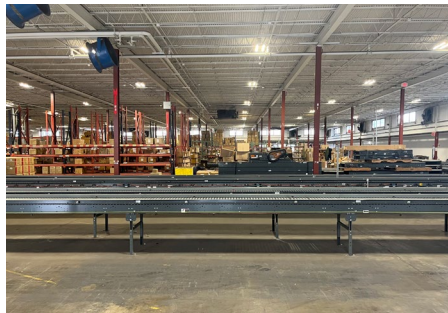
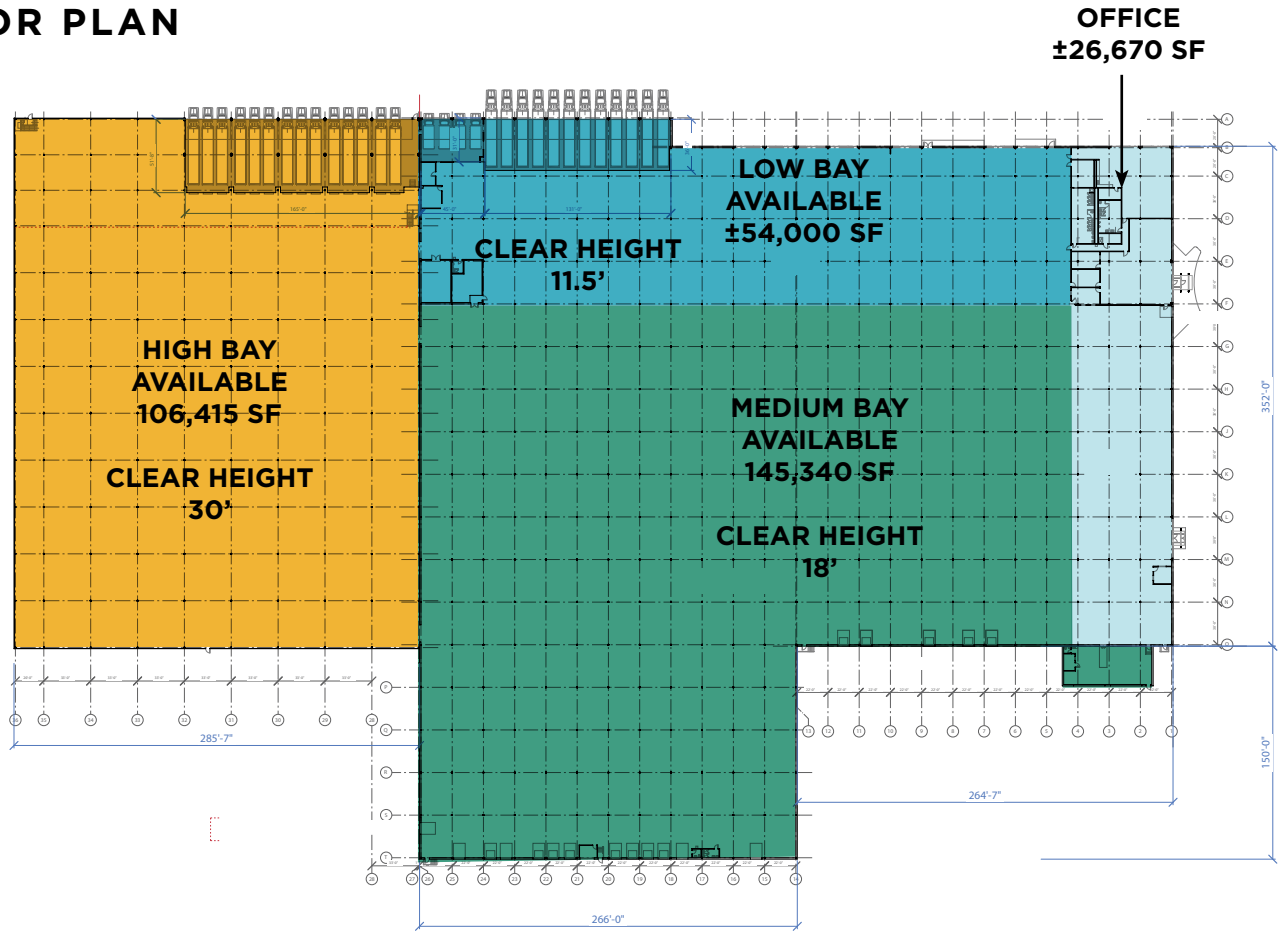
LOCATION	Cincinnati, OH (Hamilton County)	LIGHTING	Fluorescent, high pressure sodium
JURISDICTION	City of Cincinnati/Hamilton County	HIGH BAY DOORS	(14) interior dock doors with levelers
TOTAL SIZE	338,792SF	MEDIUM BAY DOORS	(10) exterior dock doors (16) interior dock doors
OFFICE SIZE	±26,670 SF	LOW BAY DOORS	None
HIGH BAY SIZE	106,415 SF	COLUMN SPACING	High Bay: 33' x 33' Low Bay: 30' x 22'
MEDIUM BAY SIZE	145,340 SF	ZONING	M-G, Manufacturing, General
LOW BAY SIZE	±54,000 SF	PARKING	254 Spaces Total
ACRES	13.8 Total	FIRE SUPPRESSION	Wet System
YEAR BUILT	1969	ELECTRIC	1200 amps, 480 volt, 3 Phase
HIGH BAY CLEAR HEIGHT	30'	HVAC	One (1) 15-ton unit
MEDIUM BAY CLEAR HEIGHT	18'	ELECTRIC/GAS	www.duke-energy.com
LOW BAY CLEAR HEIGHT	11.5'	WATER	https://www.cincinnati-oh.gov/water/
CONSTRUCTION	Pre-Engineered Metal	SEWER	https://www.msdcg.org/
FLOORS	Concrete	TELEPHONE	www.cincinnati-bell.com
ROOF	Metal deck with composition	DATA	www.spectrum.com
		OPEX	\$1.75/psf

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FLOOR PLAN

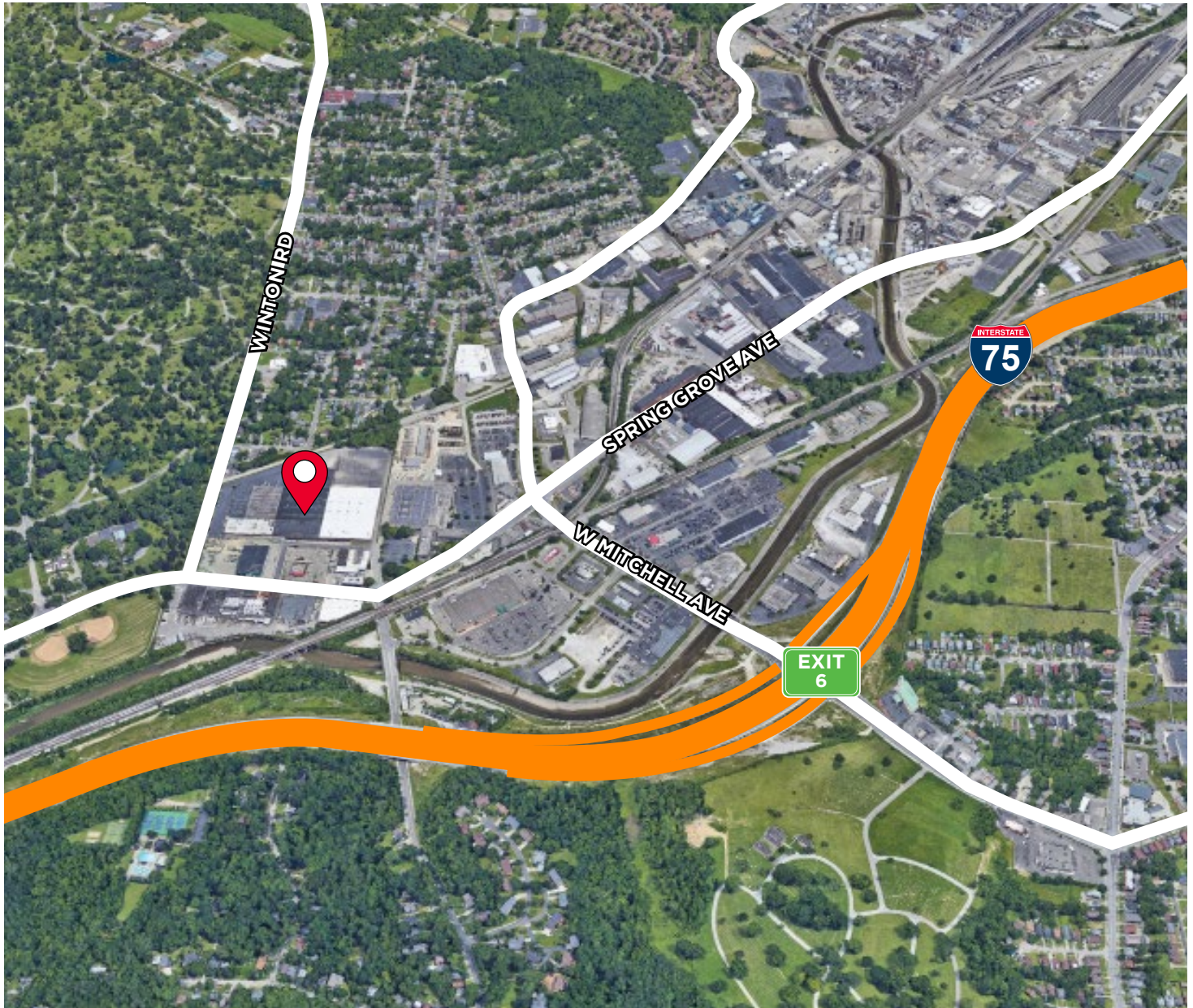


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AERIAL LOCATION



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