



FOR SALE

333 W. Seymour Avenue

333 W. SEYMOUR AVENUE
CINCINNATI, OH 45216

Available Space

±160,689 SF

Office Space

±5,500

Sale Price

\$6,240,000 (\$38.83/SF)

Date Available

November 1, 2026

Property Highlights

- 4 Docks
- 5 Drive-in doors
- Heavy power – 480 V, 3 phase 6,000 AMPS
- 2 Cranes available – 5-ton crane & 1-ton jib crane
- Nearly 2 acre fenced and gated area
- Zoned MG – outside storage permitted
- Centrally located
- On metro bus line
- 0.7 miles to I-75 via Paddock Road

For information, please contact:

Si Pitstick, SIOR, CCIM

Executive Managing Director

t 513-508-5014

si.pitstick@nmrk.com

Josh Young, SIOR

Senior Managing Director

t 513-509-0404

josh.young@nmrk.com

312 Walnut Street, Suite 1510

Cincinnati, OH 45202



nmrk.com

NEWMARK

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

BUILDING SPECIFICATIONS

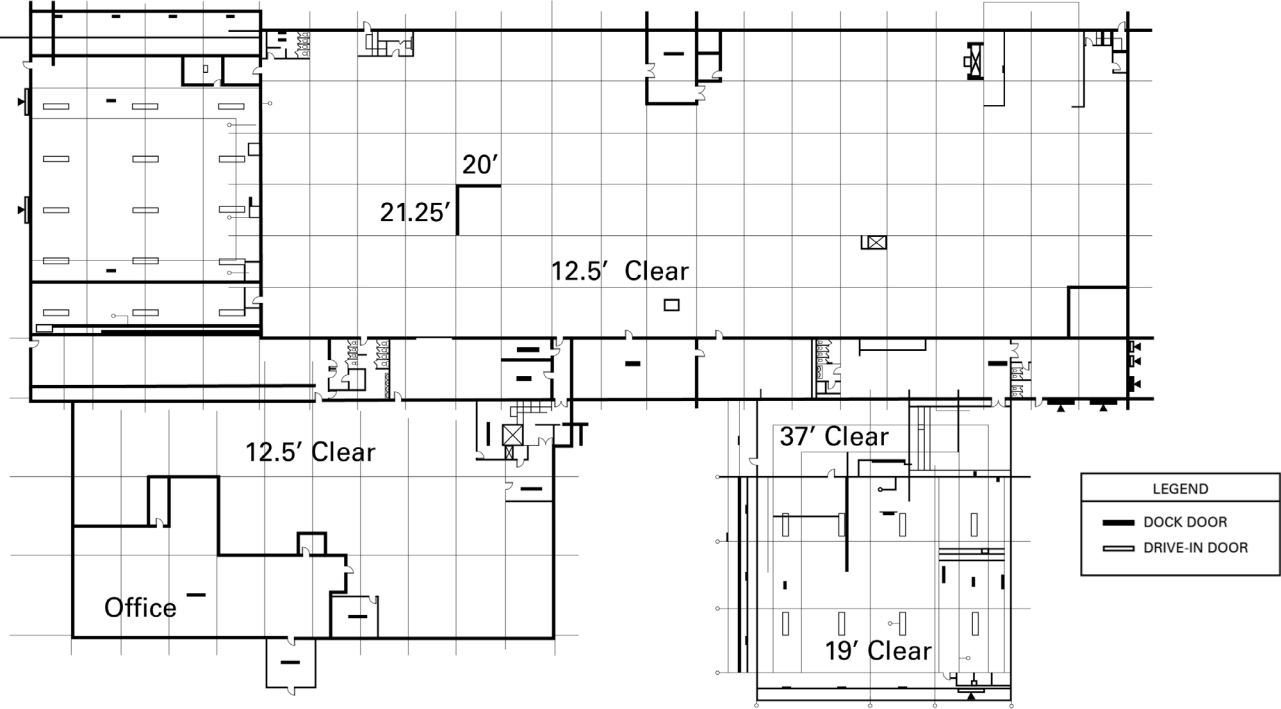
Location	City of Cincinnati Hamilton County	2nd Floor Loading	2 docks with pit levelers 1 drive-in (8' x 8')
Available Space	±160,689 SF	Parking	±100
Office Size	±5,500	Restrooms	8 total
Warehouse Size	±160,689 SF	Sprinkler	Wet system
Divisible	No	Heating	Ceiling-mounted unit heaters
Total Building Size	±160,689 SF	Air Conditioning	Office only
Land	7.259	Ventilation Fans	Yes
Zoning	MG: General Manufacturing Outside storage permitted	Bus Ducts	Yes
Year Built	1945; renovated 2009	Compressed Air Lines	Yes, throughout
Construction	Brick & metal	Cranes	5 ton bridge cranes & 1 ton jib crane
Building Dimensions	455' x 268'	Elevators	2 freight (1 & 2 ton); 1 personal
Column Spacing	21'4" x 20" in main area (irregular)	Security	Wired for cameras and key card access throughout
Floor	2 nd floor rated at 225 lb/SF	Safe	Walk-in safe (10' x 15')
Roof Type	Rubber membrane over office area (2013) Rubber membrane over main building (2011) Metal roofs over expansion areas (2009)	PA System	Yes
Clear Height	12'6", 19' & 37'; 13'11" to deck (2 nd floor)	Outside Storage	Fenced/gated lot (±2 acres)
1st Floor Loading	2 docks (1 with pit leveler and 1 with e.o.d.) 4 drive-in doors (14' x 14')	Windows	Office and shop

BUILDING SPECIFICATIONS

Skylights	Expansion space only
Lighting	High efficiency fluorescent (T8 & T5)
Electrical Service	480V, 6000 amps available
Gas	Duke Energy
Sewer	Metropolitan Sewer District
Water	Cincinnati Water Works
Floor Drains	Yes

Rail	No
Available	November 1, 2026
Sale Price	\$6,240,000 (\$38.83/SF)
Auditor's Information	230-0003-0013 230-0003-0014
Auditor's Market Value	\$1,758,680
Annual Taxes	\$54,859.27

BUILDING PLAN



BUILDING PHOTOS



AERIAL MAP



For information, please contact:

Si Pitstick, SIOR, CCIM
 Executive Managing Director
 t 513-508-5014
 si.pitstick@nrmk.com

Josh Young, SIOR
 Senior Managing Director
 t 513-509-0404
 josh.young@nrmk.com

312 Walnut Street, Suite 1510
 Cincinnati, OH 45202



The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.