



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

January 1, 2027

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:

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BUILDING SPECIFICATIONS

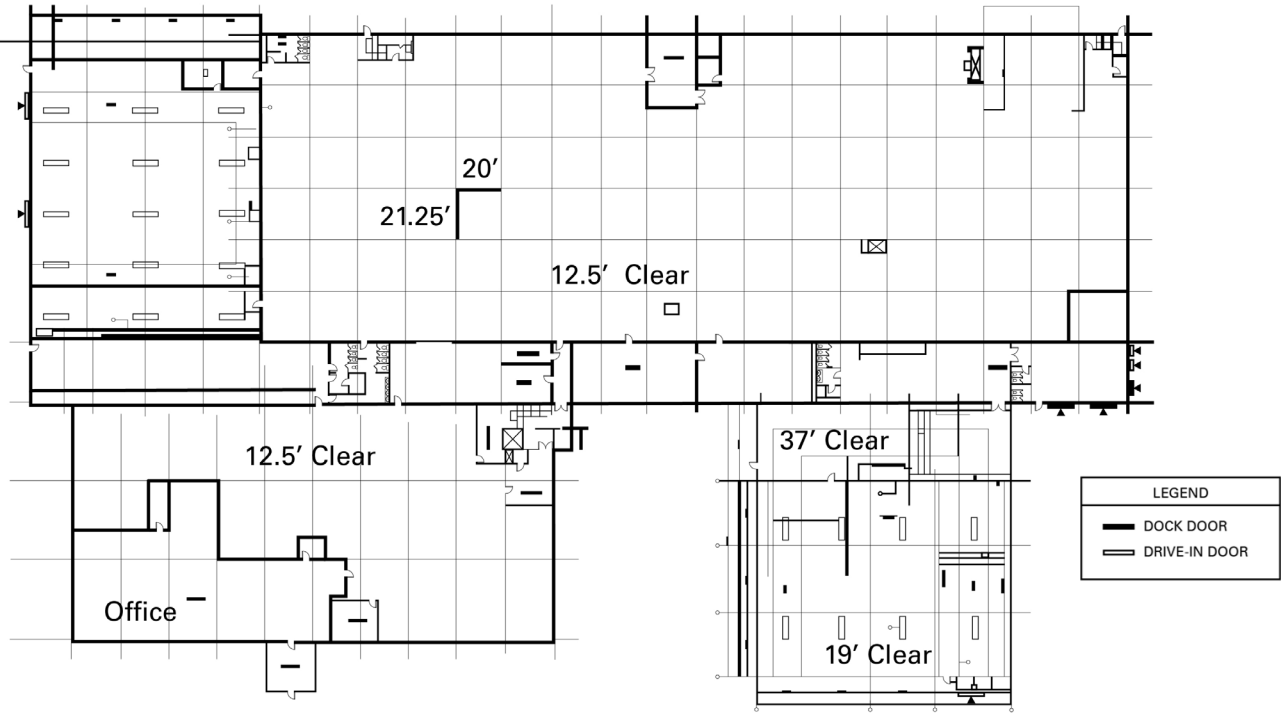
Location	City of Cincinnati Hamilton County	2nd Floor Loading	2 docks with pit levelers 1 drive-in (8' x 8')
Available Space	±160,689 SF	Parking	±100
Office Size	±5,500	Restrooms	8 total
Warehouse Size	±160,689 SF	Sprinkler	Wet system
Divisible	No	Heating	Ceiling-mounted unit heaters
Total Building Size	±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	January 1, 2027
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



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