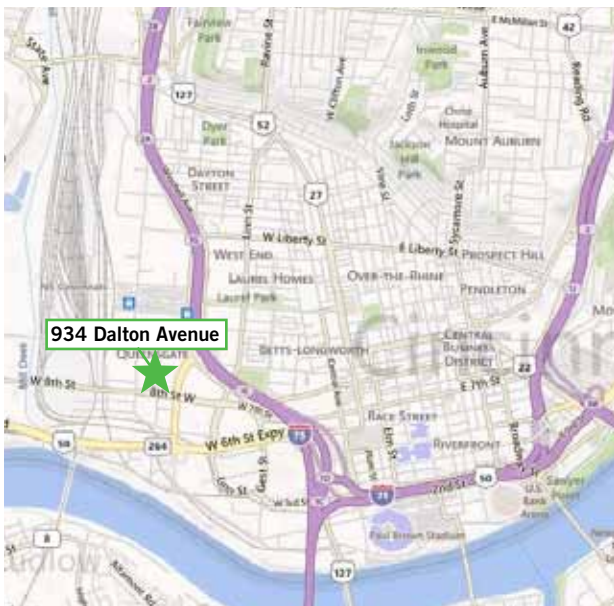




## 16,709 SF Office/Warehouse Available for Lease



- 50,479 SF total building
- 16,709 SF available
- 2,200 SF office (approx.)
- 14,509 SF warehouse
- 14'6" clear height
- Wet sprinkler system
- Fully air-conditioned
- Excellent access to I-75 & SR 50

**Lease Rate: \$4.75/SF NNN**

For more information, contact:

**Jeff Bender, SIOR, CCIM**  
513-763-3046  
jeff.bender@cassidyurley.com

221 E Fourth Street, Suite 2600  
Cincinnati, OH 45202  
513-421-4884  
cassidyurleyindustrial.com

## Specifications

Total Building Area:	50,479 SF
Available SF:	16,709 SF
Available Warehouse Area:	14,509 SF
Available Office Area:	2,200 SF (approx.)
Land Area:	3.12 acres
Zoning:	M-2
Year Built:	1968
Ceiling Height:	14'5"
Truck Doors:	One (1) 8'w X 10'h - 1'6" van high One (1) 12'w X 10'h - dock high
Construction Type:	Conventional steel frame/masonry
Roof:	Rubber membrane
Lighting:	Metal halide
HVAC:	Fully air-conditioned Gas fired heat
Sprinkler System:	Wet system
Electric Service:	120/208 volt; three phase
Utilities:	
Electric:	Duke Energy - 513.421.9500
Gas:	Duke Energy - 513.421.9500
Water:	Cincinnati Water Works - 513.591.7700
Sewer:	Metropolitan Sewer District - 513.352.4900
Phone:	Cincinnati Bell Telephone 513.566.5050
Miscellaneous:	Skylights
Operating Expenses:	\$ 1.00/SF
<b>Lease Rate:</b>	<b>\$4.75/SF NNN</b>



Main Office Entry



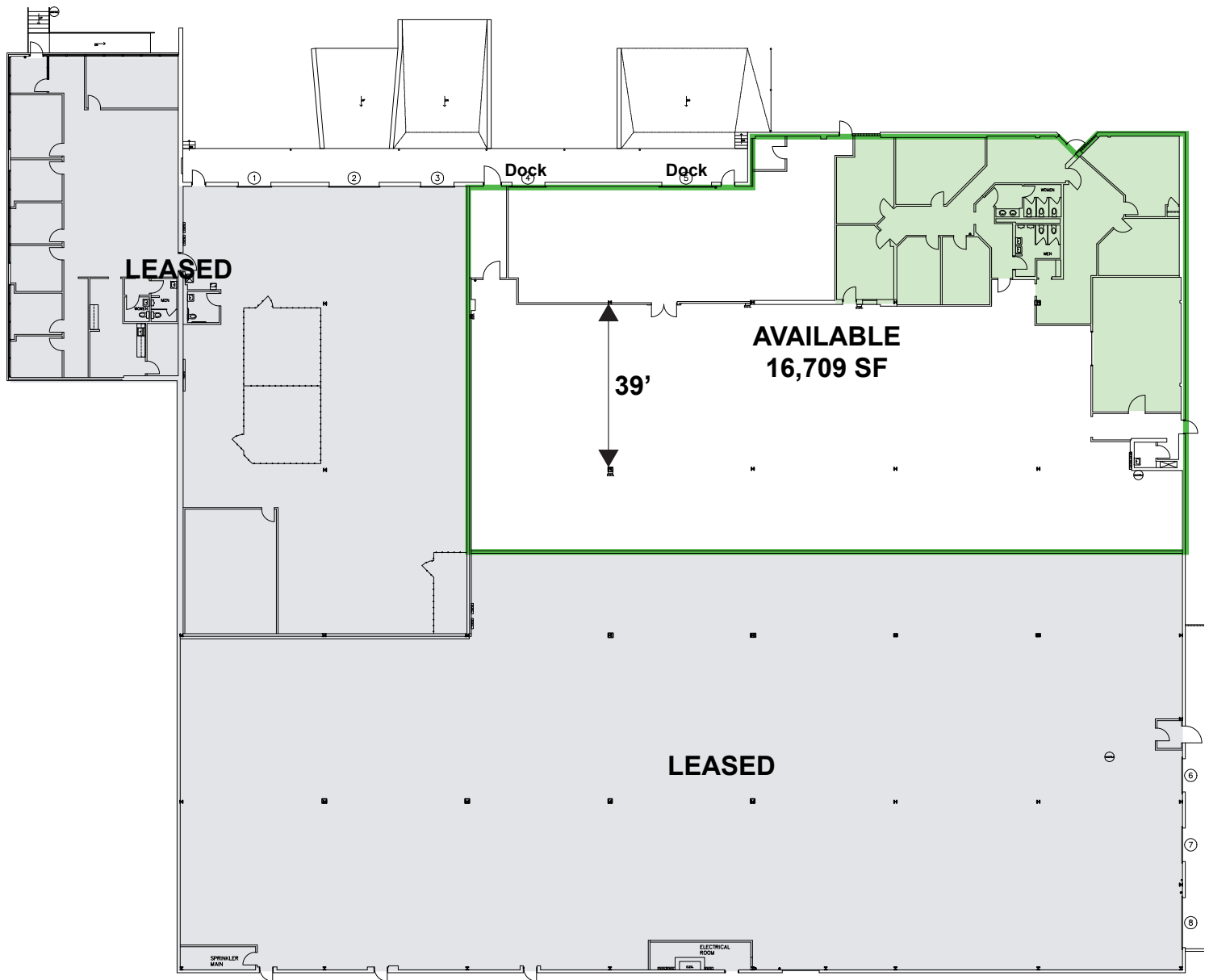
Loading Area

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Floor Plan



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Regional Map



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