

Industrial Building Available

8361 Broadwell Road



FEATURES

- **133,000 Total SF (will divide)**
- Office: **Remodeled 2014**
- Warehouse/Manufacturing
- 4,000 SF Storage Mezzanine
- 2 Ton Crane & 15 Ton Crane
- Dock and Drive In Doors
- 20'-35' Clearance Heights
- **Rail Available (Norfolk & Southern)**
- (3) doors to 2500' railsiding
- Direct Access to I-275
- Major upgrades in 2014 (front building)
- (4) acres asphalt paving
- **No Earnings Tax!**
- **Solar Power (front building)**

LOCATION

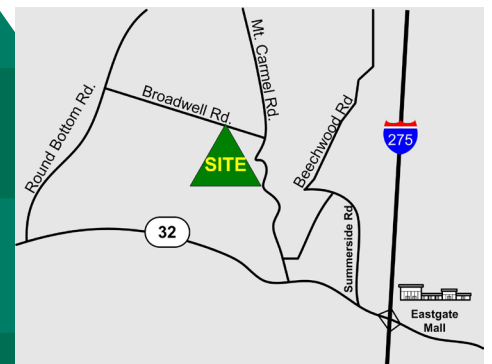
8361 Broadwell Road
Cincinnati (Anderson Twp.), OH 45244
Hamilton County

CONTACT

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COMMERCIAL REAL ESTATE SERVICES

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9902 Carver Road, Sycamore Office Park, Suite 105, Cincinnati, Ohio 45242

8361 Broadwell Road

FRONT BUILDING

Land Area: To be Surveyed
Zoning: ID - Industrial Development
Square Feet: 41,000 SF Total (10,000 SF available for lease (divisible to 5,000 SF), includes 1,500 SF office)
- Office Area
- Warehouse / Manufacturing Area

Date of Construction: 1968, Remodeled 2014
Type of Construction: Concrete Block and Brick
Floor: Concrete
Ceiling Clearance: 20'
Lighting: T-8
Dock Door: One 8' x 8'
Drive In Door: One 8' x 8'
Heat: Gas unit in Warehouse and Central HVAC in Office
Sprinkler: Yes
Electric: 480volt, 3 phase, Buss Duct
Roof: Built up tar & gravel. Office area replaced in 2000
Miscellaneous: One 2 ton crane, floor drains, 4000 SF Storage Mezzanine. Major upgrades made in 2014 to HVAC, lighting, electrical, plumbing, roof, fire protection, and other interior upgrades, solar power.

REAR BUILDING

Land Area: (10) Acres - To be Surveyed. Adjoining acreage available.
Zoning: ID - Industrial Development
Square Feet: 92,000 SF Total (divisible to 45,000 SF)
- Office Area: Build to Suit
- Warehouse / Manufacturing Area

Date of Construction: 1968 with additions
Type of Construction: Pre-engineered metal and block
Floor: Concrete
Ceiling Clearance: 30'-35' in high bay area; 22'-25' in low bay area
Lighting: T8
Dock Door: Three 8' x 8'
Drive In Doors: Nine
Heat: Gas suspended units
Sprinkler: Yes
Electric: 480volt, 3 phase with two 1200 amps services with buss duct
Crane: One 15 ton
Roof: Pitched metal
Miscellaneous: 4500 SF climate controlled room that maintains 68 degrees with 40 degrees humidity, exhaust fans and louvers, shipping offices, shop office, skylights, floor drains and electrical drops.

Lease Rate: Warehouse: \$3.50 PSF Modified Gross (Landlord pays taxes)
Office: \$7.50 PSF Modified Gross (Landlord pays taxes)

Sale Price: Rear building: \$2,650,000



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