

Industrial Building Available

8485 Broadwell Road



FEATURES

- **432,429 Total SF (Will Divide)**
- 118,633 SF Office
- 313,796 SF Manufacturing/Warehouse
- 24 Acre Complex
- **Adjoining 50 acres for sale**
- 21 Dock Doors
- Direct Access to I-275
- **No Earnings Tax!**

LOCATION

8485 Broadwell Road
Cincinnati (Anderson Twp.), OH 45244
Hamilton County

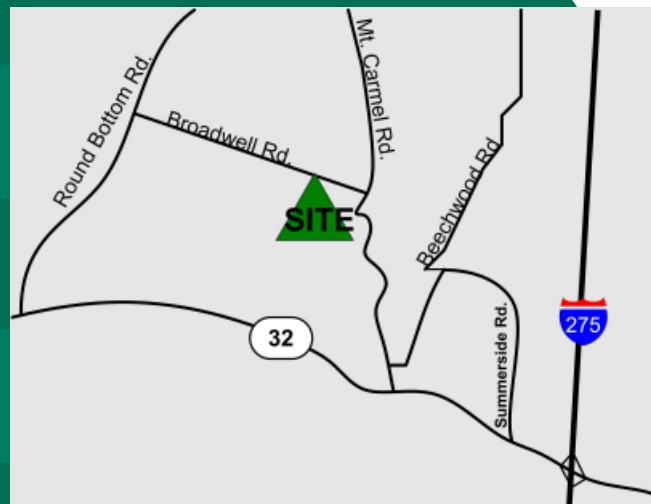


CONTACT

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COMMERCIAL REAL ESTATE SERVICES

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9912 Carver Road, Sycamore Office Park, Suite 100, Cincinnati, Ohio 45242

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8485 Broadwell Drive

Address/City/County:	8485 Broadwell Drive/Cincinnati/Hamilton Cty.
Square Footage:	432,429 SF
Office Area:	118,633 SF (61,000 SF on 2nd floor)
Land Size:	24 Acres
Date of Construction:	1965 with an addition in 1971
Type of Construction:	Brick exterior with block interior. Penthouse and 2nd floor office space are steel construction.
Zoning:	Industrial
Ceiling Heights:	12', 20', 29' Ceilings
Column Spacing:	20' x 20', 40' x 40', and 50' x 50'
Dock Doors:	21 Total : (16) are standard dock height with levelers. (2) a semi-truck can back into the building and close the door. (1) has a trash compactor installed. (1) has a ramp down to ground level. (1) is ground height that will allow a truck to be backed inside.
Sprinkler:	Yes - 100% of building sprinklered
Lighting:	Office: fluorescent, Warehouse: Metal halide, with pressure sodium
Parking:	834 paved parking spaces
Electric:	Three transformers: Transformer A - 3000 KVA, 3 phase Transformer B - 2000 KVA, 3 phase 480v transformer - 1500 KVA, 3 phase
Generator:	Koler - 360 KW, 480 volt, 3 phase
Roof:	Rubber membrane and aggregate ballast
HVAC:	Heated by two natural gas fired boilers. Cooled by a Trane 500 ton Centravac Chiller with a Train 250 ton Centravac Chiller back-up.
Restroom:	Men's and women's
Miscellaneous:	Recently renovated. Lunch/break room and kitchen. Additional 100 tons of AC was added in 2002. The sanitary treatment plant was upgraded in 2004. The treatment plant is State of Ohio NPDES compliant with monthly reporting requirements.
Lease Rate:	\$2.75/SF NNN for warehouse \$7.00/SF NNN for office
Operating Expenses:	Estimated \$0.45/SF
Sale Price:	Please call Agent to discuss



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FOR MORE INFORMATION, CONTACT:

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