

8485 Broadwell Road

Address/City/County:	8485 Broadwell Drive/Cincinnati/Hamilton Cty.
Square Footage:	432,429 SF (divisible to 10,000 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:	24
Drive-in Doors:	Four
Sprinkler:	Yes - 100% of building sprinklered
Lighting:	Office: fluorescent Warehouse: T-8 fixture lamps
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.
Operating Expenses:	Estimated \$0.75/SF
Lease Rate:	Warehouse: \$3.50 PSF Modified Gross (Landlord pays taxes) Office: \$7.50 PSF Modified Gross (Landlord pays taxes)
Sale Price:	\$7,000,000



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8485 Broadwell Road Lease Summary

Tenant	Term	Annual Rent	Square Feet	Rent PSF
1) Fast Track Auctions	5/1/16 - 4/30/21	\$366,000	132,000	\$2.77 (3% annual increases after year (2))
2) Gymnastics Central	5/1/16 - 4/30/21	\$102,960	30,000	\$3.43 (3% annual increases)
3) Hydro Systems	11/15/15 - 11/30/18	\$126,812	37,300	\$3.40 (3% annual increases)
4) Pak Lab	5/1/15 - 4/30/20	\$252,000	76,900	\$3.28 (3% annual increases)
5) Cliff Roetting	1/1/16 - 12/31/17	\$54,000	6,400	\$8.44
6) Dave Padgett	Month-to-Month	\$3,600	500	\$6.00
7) Forest Hills Youth	Month-to-Month	\$3,000	500	\$6.00
8) Nick Tarpoff	Month-to-Month	\$500	100	\$5.00

Total Annual Rent **\$908,872**

There is 118,633 SF of office space available for lease (will divide)

Annual Operating Expenses \$495,000

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