

Industrial Building Available

8485 Broadwell Road



FEATURES

- 432,429 Total SF (Will Divide)
- 118,633 SF Office (Will Divide)
- 313,796 SF Manufacturing/Warehouse
- 24 Acre Complex
- Adjoining 29 acres for sale
- Docks and Drive-In Doors
- Rail available (Norfolk & Southern)
- Direct Access to I-275
- No Earnings Tax!
- Roof: New 2018

LOCATION

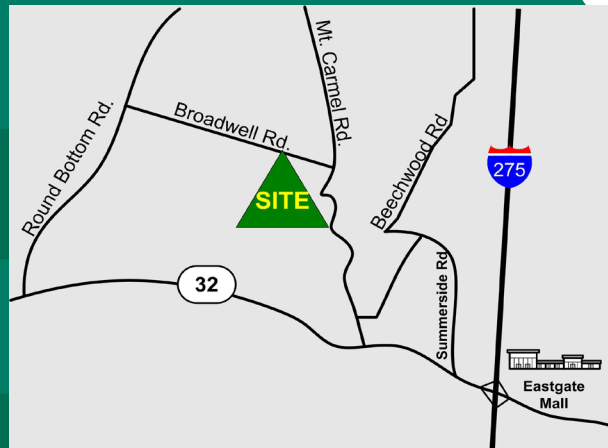
8485 Broadwell Road
Cincinnati (Anderson Twp.), OH 45244
Hamilton County



CONTACT

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COMMERCIAL REAL ESTATE SERVICES

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

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:	New 2018. 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:	\$10,645,000 (\$24.60/SF) / 8% CAP Rate



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FOR MORE INFORMATION, CONTACT:

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8485 Broadwell Road Lease Summary

Tenant	Term	Annual Rent	Square Feet	Rent PSF	% of Bldg.	Extension Options	Rent Escalations	Notes
Gymnastics Central	8/11/17 - 4/30/24	\$ 111,660.00	30,000	\$3.72	7.05%	N/A	8/1/19 - 4/30/24 - \$113,700 annually	
Hydro Systems	2/1/19 - 1/31/22	\$ 135,072.00	37,300	\$3.62	8.76%	N/A	2020 - \$139,152 2021 - \$143,328	Tenant pays \$1,000/month (\$12,000/year) for utilities (flat rate)
Clifford Mark Roetting	Month-to-Month	\$ 57,000.00	6,400	\$8.91	1.50%	N/A		Leaving as soon as new space is ready for them; Once CMR leaves, Fast Track is contractually obligated to take space for \$42,000 annually.
Fast Track It	12/1/18 - 12/31/23	\$ 907,566.66	283,000	\$3.21	66.46%	N/A	2020 - \$996,227 2021 - \$994,284 2022 - \$991,372 2023 - \$991,372	Tenant occupying second floor and portion of basement. The annual rent figures include \$36,000/year for outdoor trailer parking spaces in rear of property, but does not include \$150,000 in certain tenant-funded improvements payable over 5 years beginning in 2019. Also currently negotiating lease of 5,000 square foot gym in building.
Nick Tarpoff	Month-to-Month	\$ 500.00	100	\$5.00	0.02%	N/A		
Midwest Powerline	3/1/17 - 9/30/17	\$ 19,800.00	87,120			N/A		Leased space is actually outdoors, not in the building. Tenant leases 2 acres of parking lot in back of property, which includes a 30' x 30' Quonset hut, for truck/trailer storage. Lease is month-to-month but we are negotiating a term lease.

Total Annual Rent \$ 1,231,598.66
Expenses \$ 380,026.00
\$ 851,572.66

Total Estimated SF 425,820
Vacant/Common Space 69,020 16%

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