

# 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

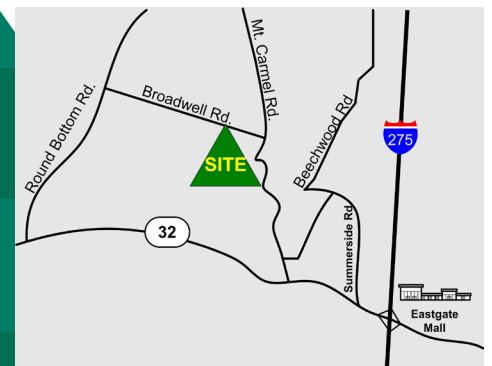
**8361 Broadwell Road**  
**Cincinnati (Anderson Twp.), OH 45244**  
**Hamilton County**

### 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.  
**Sale Price:** \$2,000,000

## 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: \$3,500,000

## FOR MORE INFORMATION, CONTACT:

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