



FOR SUBLEASE

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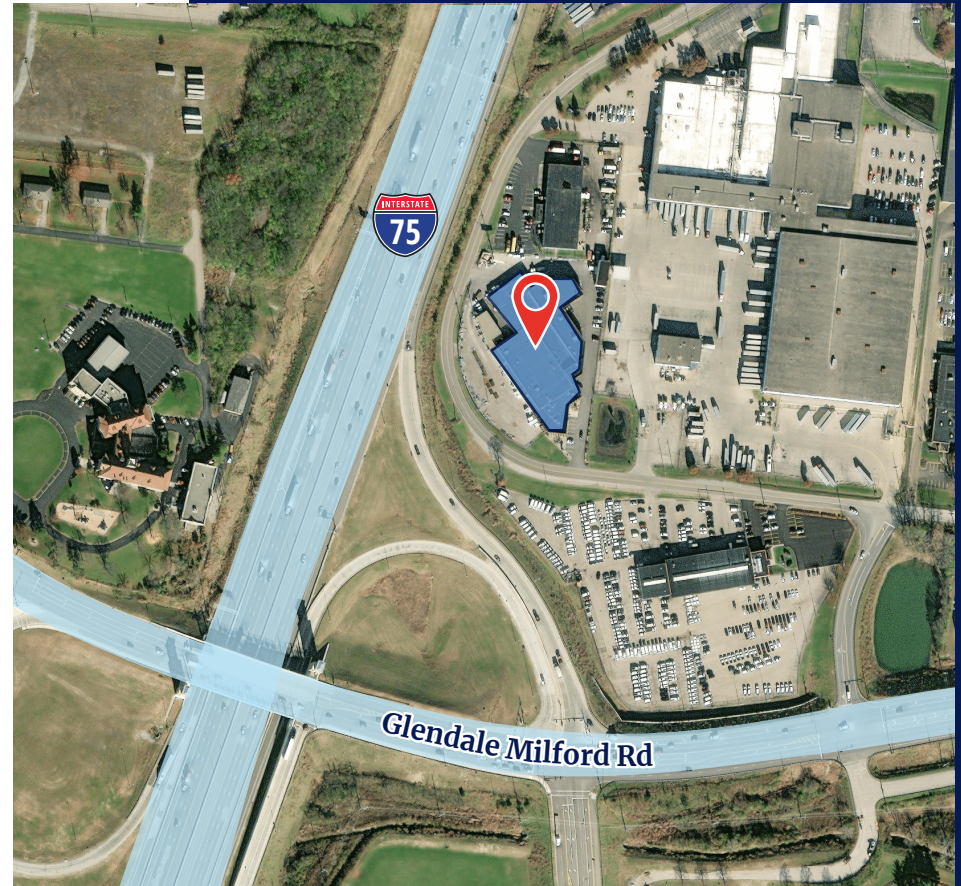


PROPERTY DETAILS

Total SF:	54,210 (Building footprint)
Warehouse SF:	47,580
Garage building SF:	1,450 (60'x24')
Office SF:	5,180
Acreage:	3.103 acres
Clear height:	10'-19'6"
Year built:	1955 with multiple additions
Type construction:	Brick and concrete block
Lighting:	LED's
Column spacing:	Varies
Dock door:	One (1) - 8'x8'6" with mechanical pit leveler
Drive-in door:	Six (6) + with sizes varying from 8'x10' to 16'x14'; all noted on floor plan
Sprinkler:	Yes - Wet system
Electrical service:	Heavy power estimated at 480-volt, 3-phase, 2,000 amps and 240-volt, 3-phase, 800-amps
Bridge cranes:	One (1) 5-ton crane with 15' hook height and 35' bay width
Heat:	Natural gas fired unit heaters and 100% HVAC in office. Replaced in 2022/2023
Roof:	60-mil UltraPly TPO w/ 25-year warranty replaced in 2023
Truck court:	Asphalt
Parking lot:	20+ spaces
Restrooms:	Multiple sets throughout office and warehouse
Assessed valuation:	\$1,118,550
Annual property taxes:	\$25,958
Hamilton county parcel ID's:	611-0040-0077-00
Zoning:	Industrial Truck Center (ITC) - Village of Evendale
Current lease agreement:	thru 12/31/2029

PROPERTY LOCATION

- Excellent central location
- Easy access to I-75 & I-275 via Woodlawn/Evendale Exit

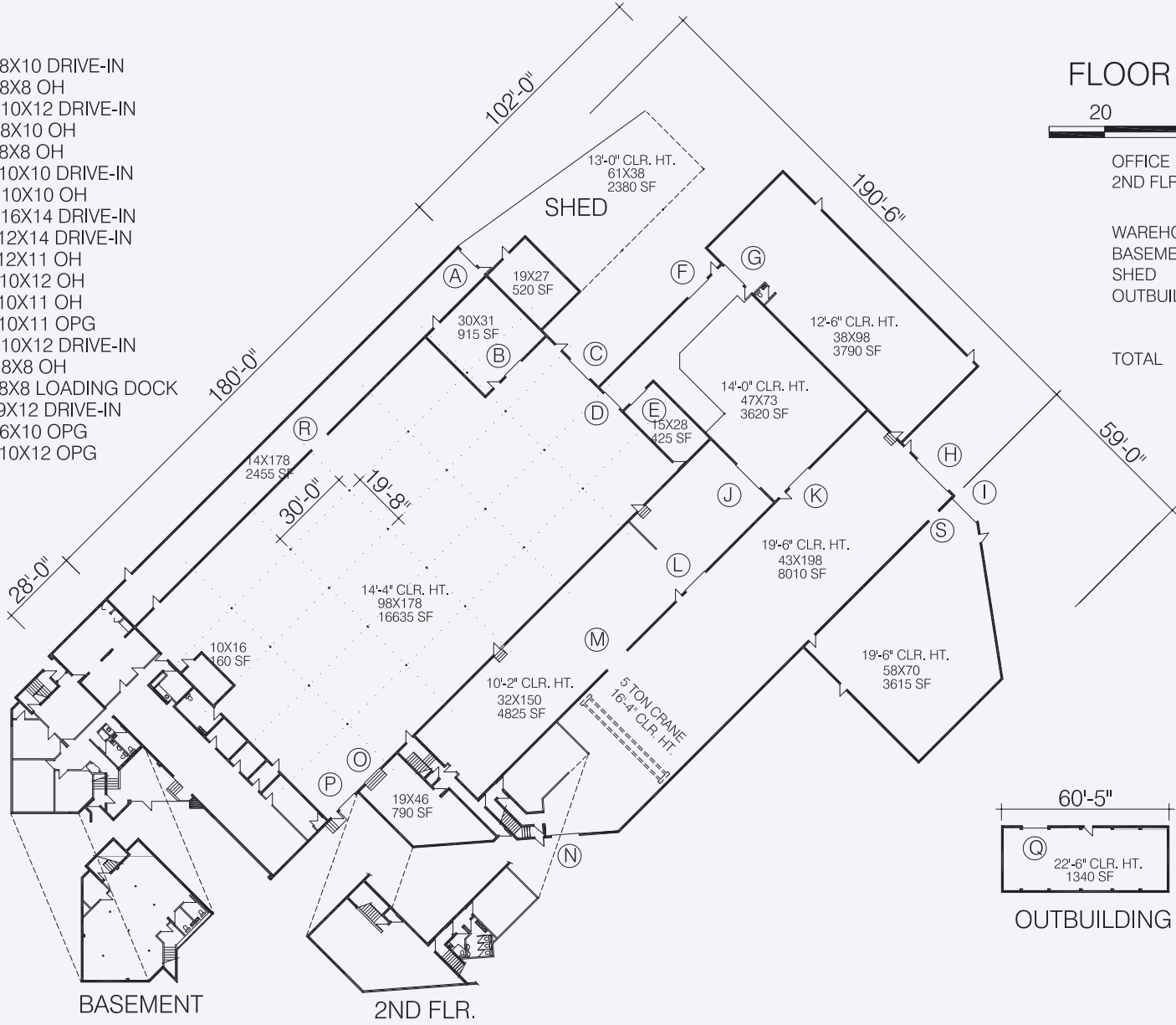


\$5.50/SF
LEASE RATE

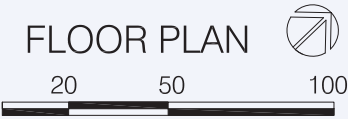
\$1.00/SF
OPEX

FLOOR PLAN

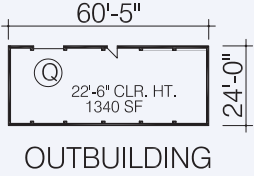
- A 8X10 DRIVE-IN
- B 8X8 OH
- C 10X12 DRIVE-IN
- D 8X10 OH
- E 8X8 OH
- F 10X10 DRIVE-IN
- G 10X10 OH
- H 16X14 DRIVE-IN
- I 12X14 DRIVE-IN
- J 12X11 OH
- K 10X12 OH
- L 10X11 OH
- M 10X11 OPG
- N 10X12 DRIVE-IN
- O 8X8 OH
- P 8X8 LOADING DOCK
- Q 9X12 DRIVE-IN
- R 6X10 OPG
- S 10X12 OPG



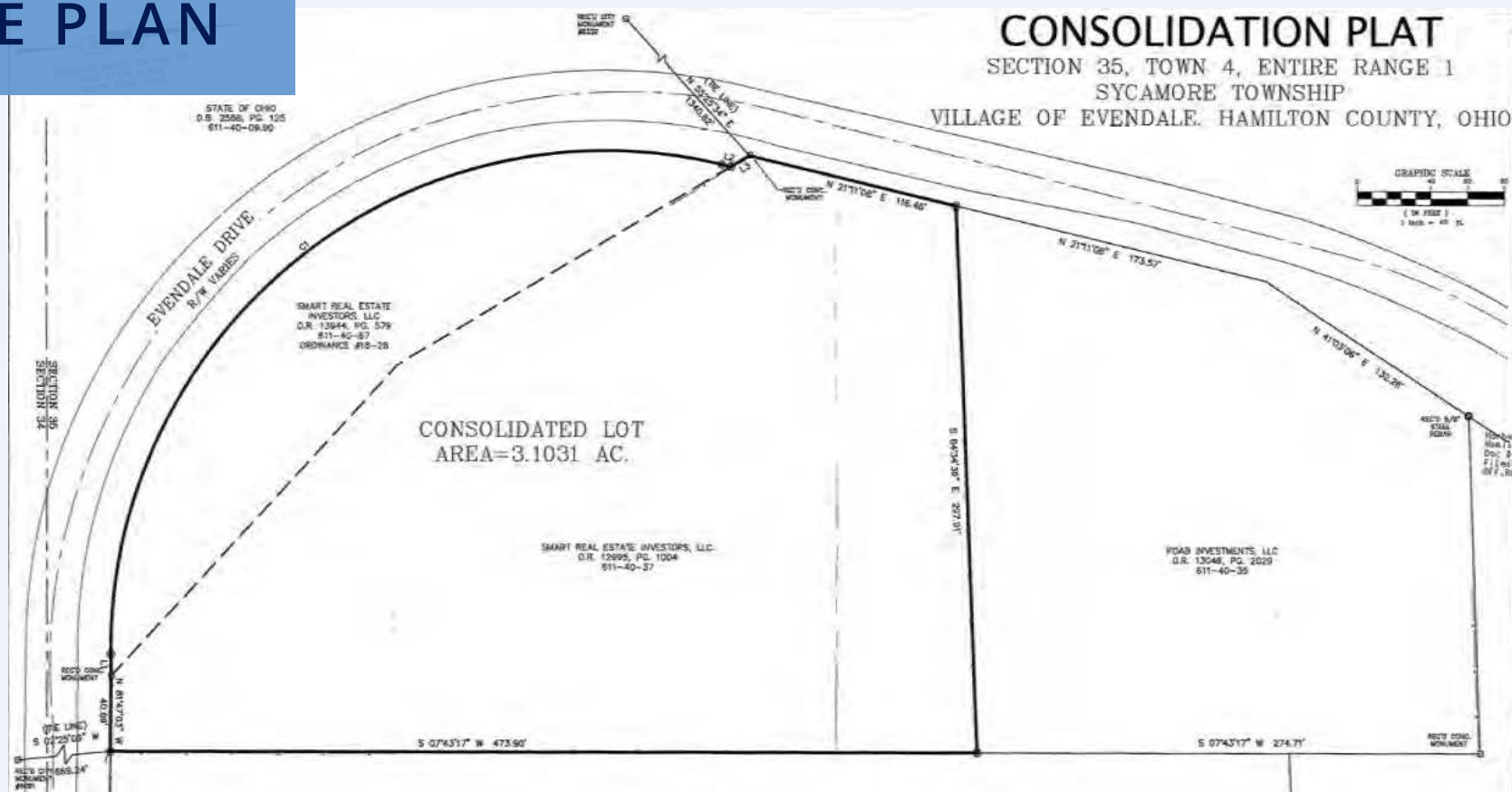
FLOOR PLAN



OFFICE	5,180 SF
2ND FLR.	1,870 SF
	7,050 SF
WAREHOUSE	47,580 SF
BASEMENT	1,985 SF
SHED	2,985 SF
OUTBUILDING	1,450 SF
	54,000 SF
TOTAL	61,050 SF



SITE PLAN



For more information, contact:

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