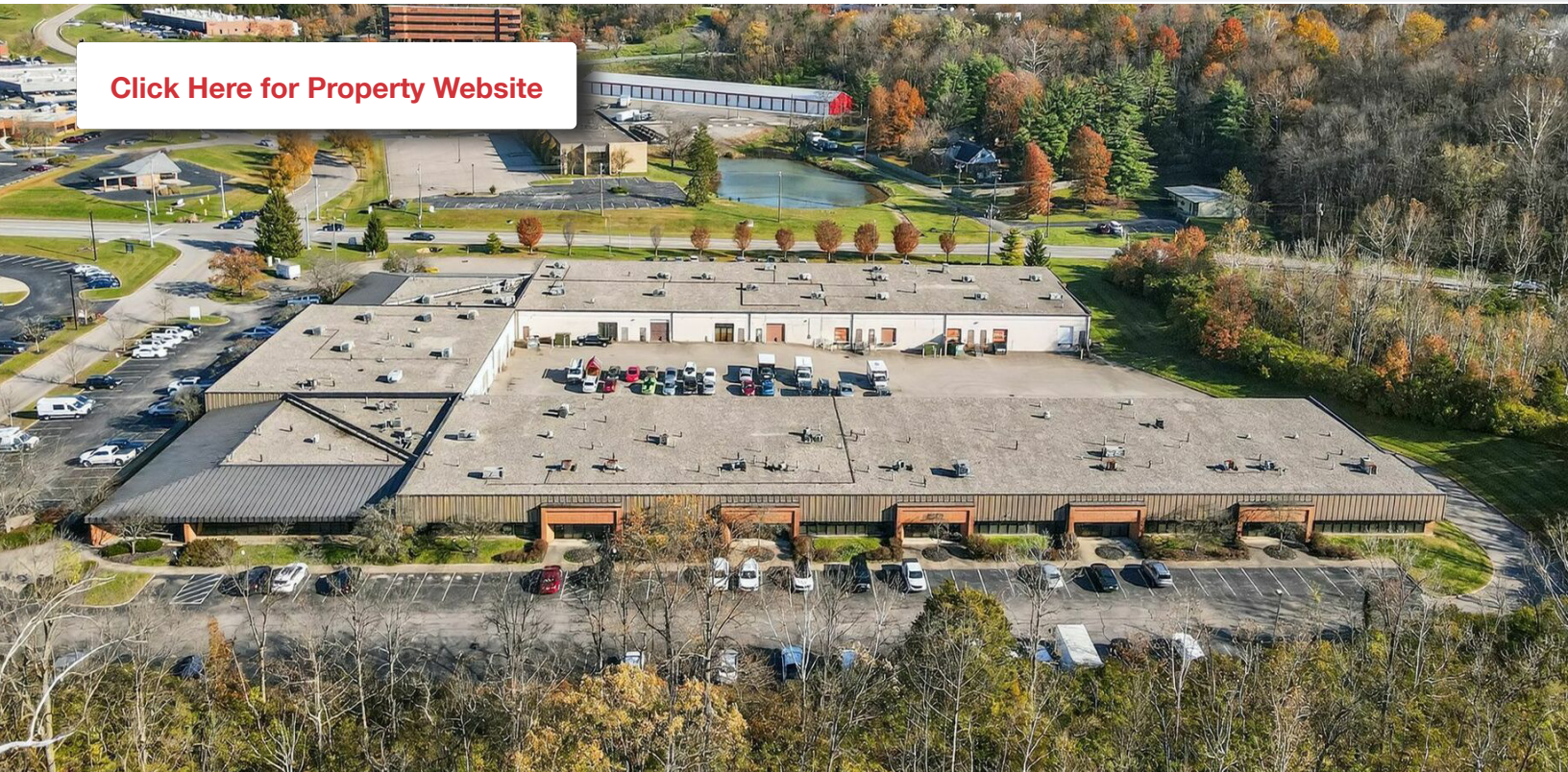


FLEX ASSET – PRIME LOCATION R&D OFFICE



FOR SALE

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50 West Techne Center Drive

Milford, Ohio 45150

Property Description

NAI Farbman is pleased to present the opportunity to acquire 50 West Techne Center Drive, an ±88,031 square foot multi-tenant industrial asset located in Milford, Ohio. Situated in a beautiful wooded setting, the property offers a serene and attractive environment while delivering modern industrial functionality, including 11 docks, 8 drive-in doors, 2 levelers, and 14-foot clear heights, accommodating a variety of light industrial, warehouse, and service-oriented uses. Conveniently situated with access to I-275, I-71, and I-75, and just 30 minutes from CVG International Airport, the property benefits from strong regional connectivity within the highly active Cincinnati industrial market. This offering represents a rare opportunity to acquire a well-located, functional multi-tenant industrial asset with near-term leasing upside.

Property Highlights

- Strategic Location Advantage
- Versatile Loading Infrastructure
- Scenic Wooded Location
- Tax-Efficient Location
- Professional On-Site Management
- Ample Parking Capacity
- Optimized Ceiling Height
- Exceptional Regional Access

OFFERING SUMMARY

Sale Price:	TBD by Market
Year Built:	1987
Occupancy:	88.6%
Building Size:	88,031 SF



Commercial Real Estate Services, Worldwide.

www.naifarbman.com

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