

CURÖ • BRKG

FOR SALE

AFFINITY PLACE
7700-7800 AFFINITY PLACE
MT HEALTHY, OH 45231

INFILL FLEX SPACE



7700

7800

**9 OF 10 UNITS
FOR SALE**
(SHOWN IN YELLOW)

1,921 SF - 22,690 SF
9 UNITS AVAILABLE

CURÖ • BRKG
CUROBRKG.COM

SOLD SEPARATELY
OR AS PACKAGE

ROB BLUNDRED | ROB@CUROBRKG.COM | 513.236.0245
JOSH NIEDERHELMAN | JOSH@CUROBRKG.COM | 513.200.9462

ABOUT THE PROPERTY



MARKET RENT
\$8.00/SF NNN



AVERAGE CURRENT
RENT \$7.36/SF
MODIFIED GROSS



40% +
MARK-TO-MARKET



YEAR BUILT 2004



7700 BUILDING - CLEAR 19'-21' AND 6 DID @ 11' X 14'



7800 BUILDING - CLEAR 18'-20' AND 6 DID @ 11' X 12'



TWO 2T CRANES IN UNIT 7707



BLOCK AND METAL CONSTRUCTION



POWER: 3 - PHASE/ 480V (AMPS VARY BY UNIT)



OFFICE SPACE EXISTING - 100% LEASED, MTM



PARKING: 2-4 DESIGNATED PER UNIT (40 COMMON AREA)



COST REDUCTION IF LOCALLY MANAGED



CITY OF MT. HEALTHY HAMILTON CO



ZONING: LIGHT INDUSTRIAL (FF)



ONE MILE TO ST RT 126



ALL SEPARATELY DEEDED & SURVEYED UNITS



ASSOCIATION FEE INCLUDES LANDSCAPING, PARKING

LOT LIGHTING, WATER & SEWER, TRASH, ROOF

MAINTENANCE, SNOW REMOVAL, COMMON AREA

MAINTENANCE, D & O INSURANCE

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AREA MAP

AFFINITY PLACE

CINCINNATI
16 MILES
25 min

CINCINNATI

CVG
AIRPORT
33 MILES
34 min
via I-275 W

CVG
CINCINNATI/NORTHERN KENTUCKY
INTERNATIONAL AIRPORT

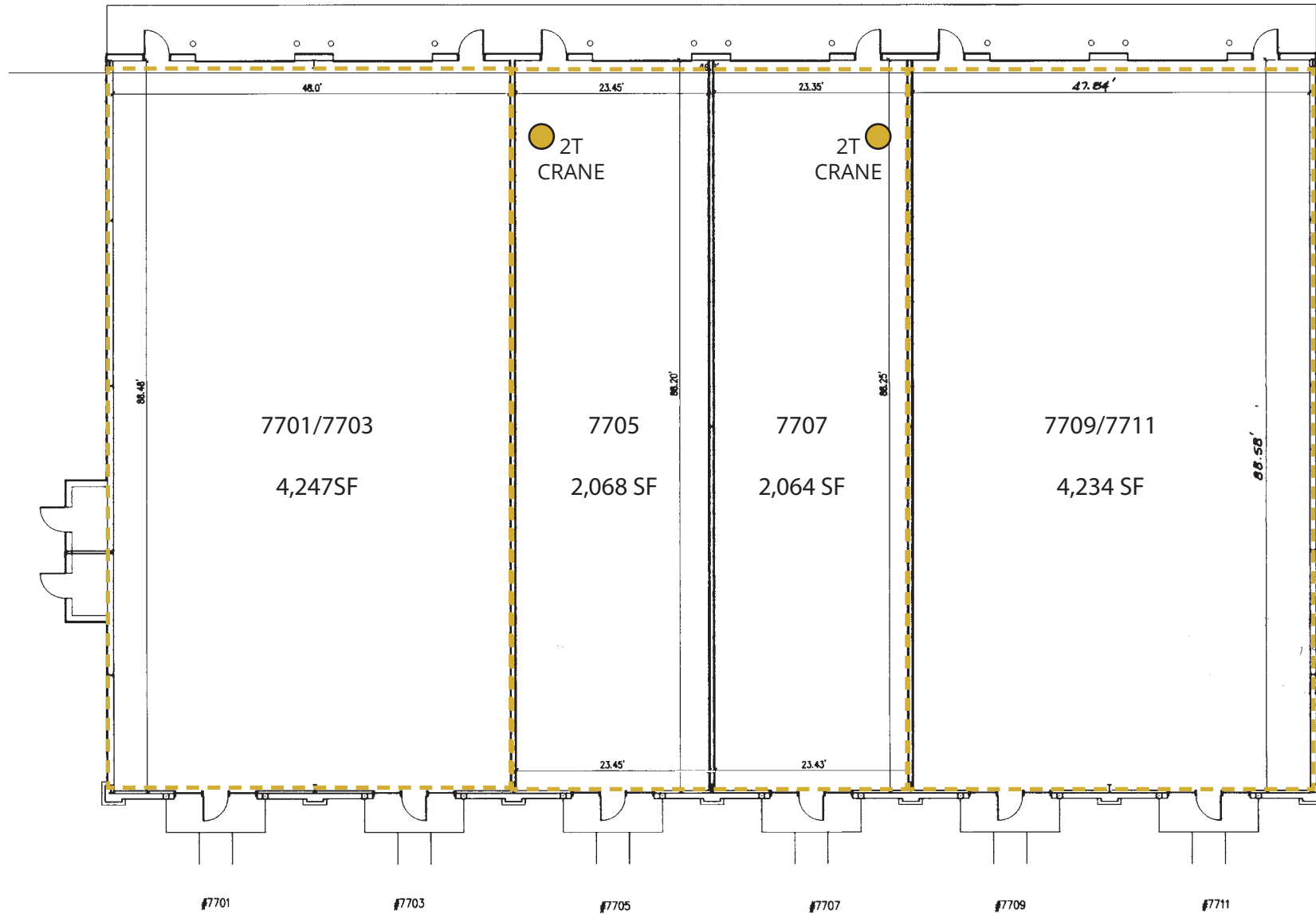
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BUILDING 7700

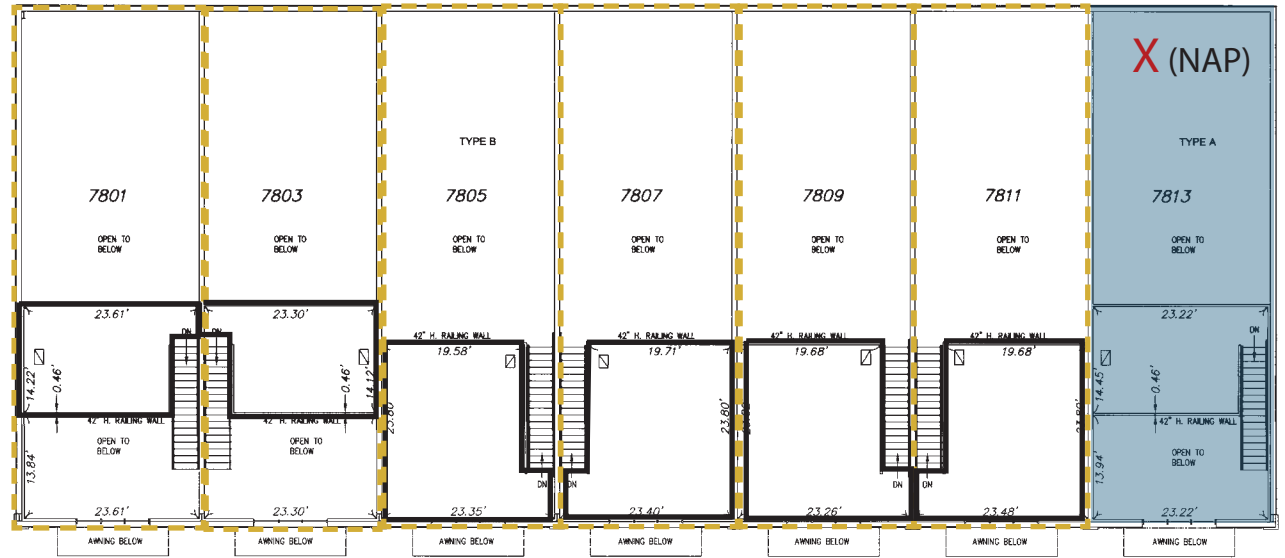


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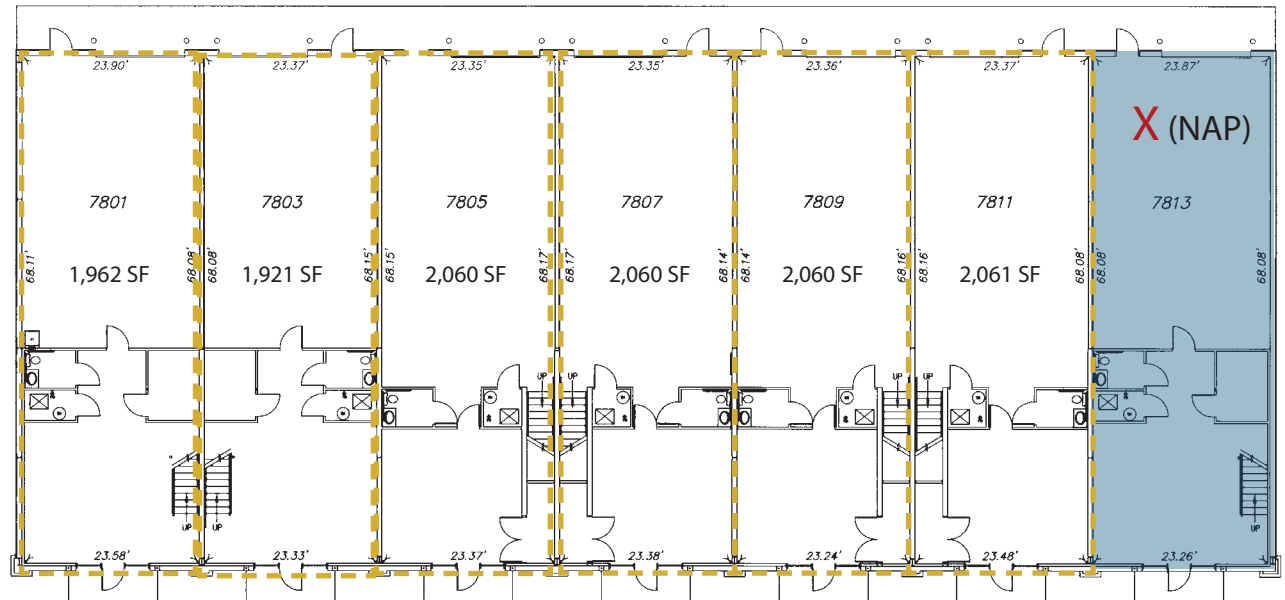
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BUILDING 7800



MEZZANINE FLOOR



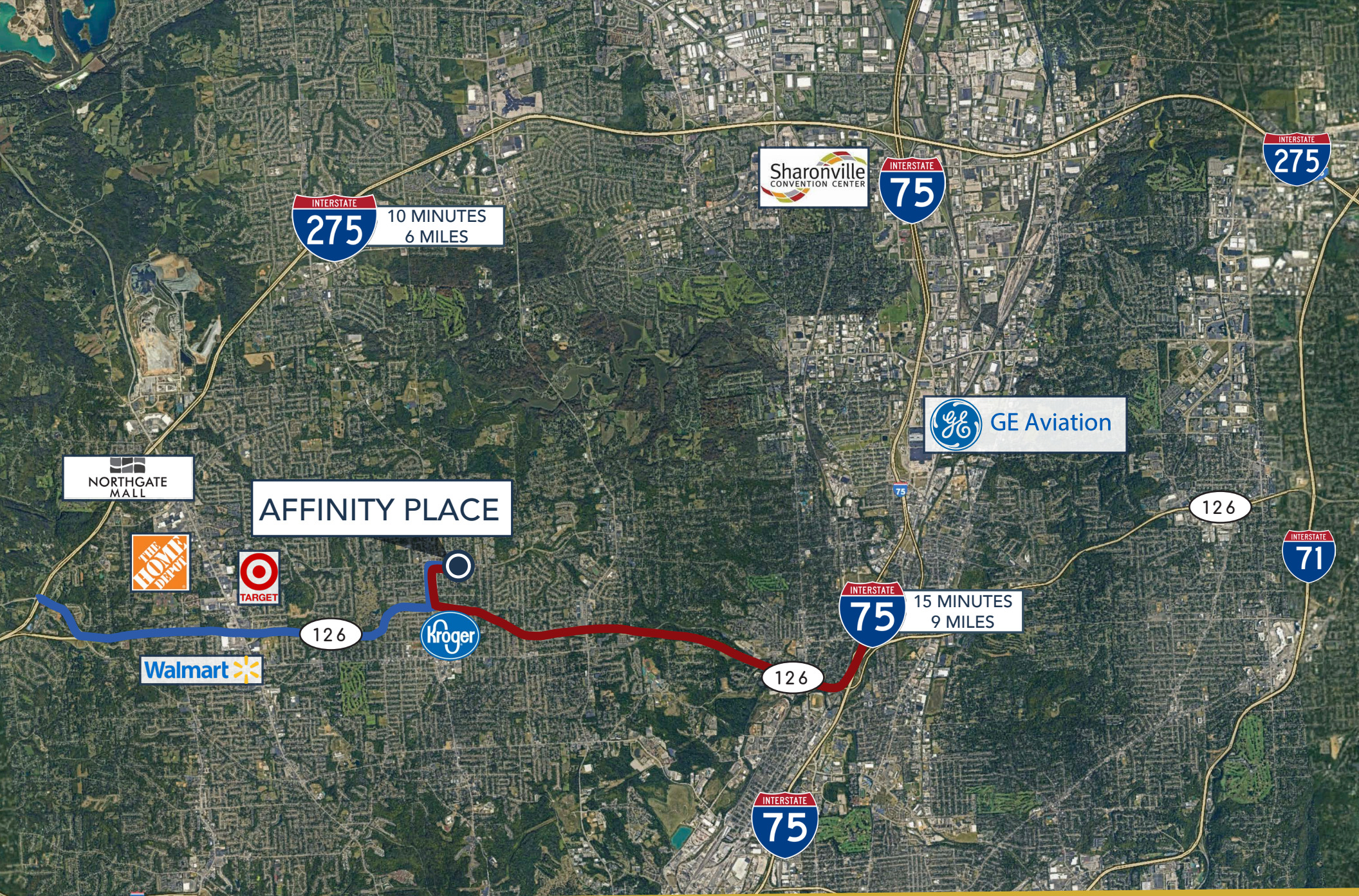
FIRST FLOOR

*(NAP)- not as package

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