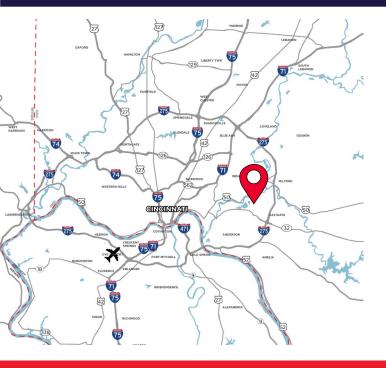


## 60,000 SF - 177,000 SF



### PROPERTY HIGHLIGHTS

- 60,000 177,000 Available SF
- 4,000 SF Office
- 18'-30' Clear Height
- **Heavy Power**
- Abundant Parking
- Tax Abatements
- No Earnings Tax
- Sublease Expires 8/2029

For more information, contact:

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# FOR SUBLEASE 8200 BROADWELL RD.

CINCINNATI, OH 45244

### **BUILDING SPECIFICATIONS**

#### **SUBLEASE RATE: \$4.25/SF GROSS**

LOCATION	Cincinnati, OH	ROOF	Membrane and Built Up Roof
BUILDING SIZE	480,000 SF	LIGHTING	High Pressure Sodium and Metal Halide Lighting
AVAILABLE SIZE	177,244 SF	DRIVE-IN DOORS	3 Drive-in Doors
OFFICE SIZE	4,400 SF Office (2 Floors)	DOCK DOORS	30 @ Platform
CONSTRUCTION	Masonry and Pre-Engineered Metal	HEAT	Gas Fired Space Heaters
CLEAR HEIGHT	18.5' - 30'	ELECTRIC	TBD
YEAR BUILT	1968 - 1979	ZONING	Ind. PUD

### SITE AERIAL



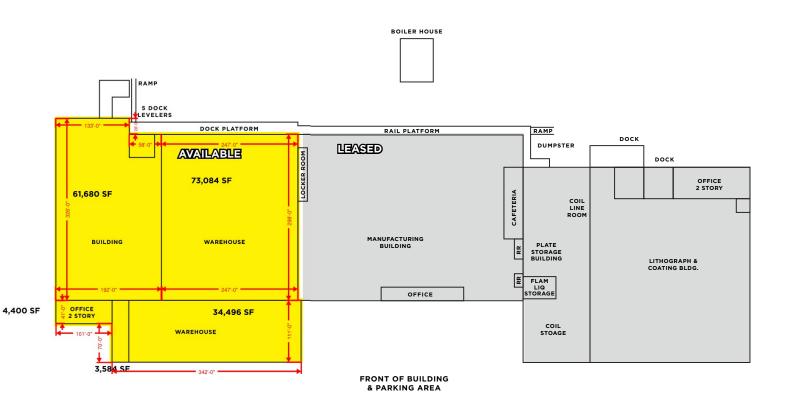
## FOR SUBLEASE 8200 BROADWELL RD.

CINCINNATI, OH 45244

#### **BUILDING PHOTOS & FLOOR PLAN**





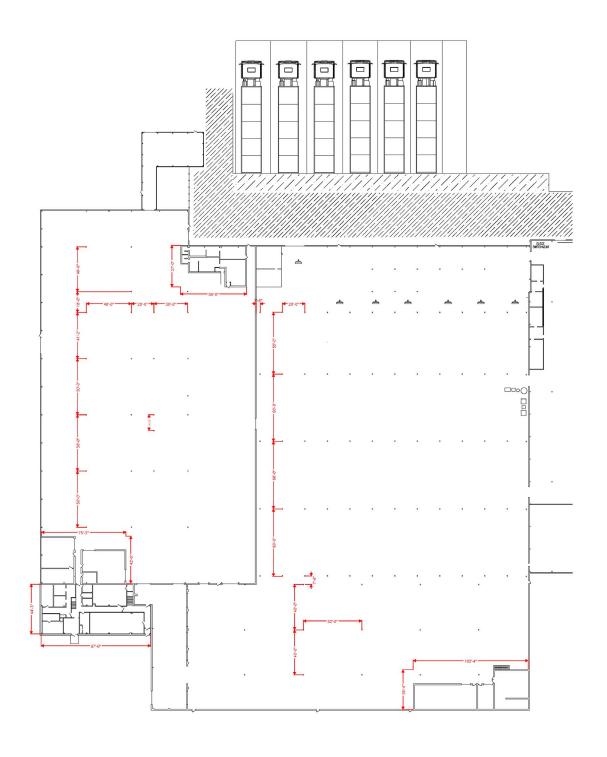


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# FOR SUBLEASE 8200 BROADWELL RD.

CINCINNATI, OH 45244

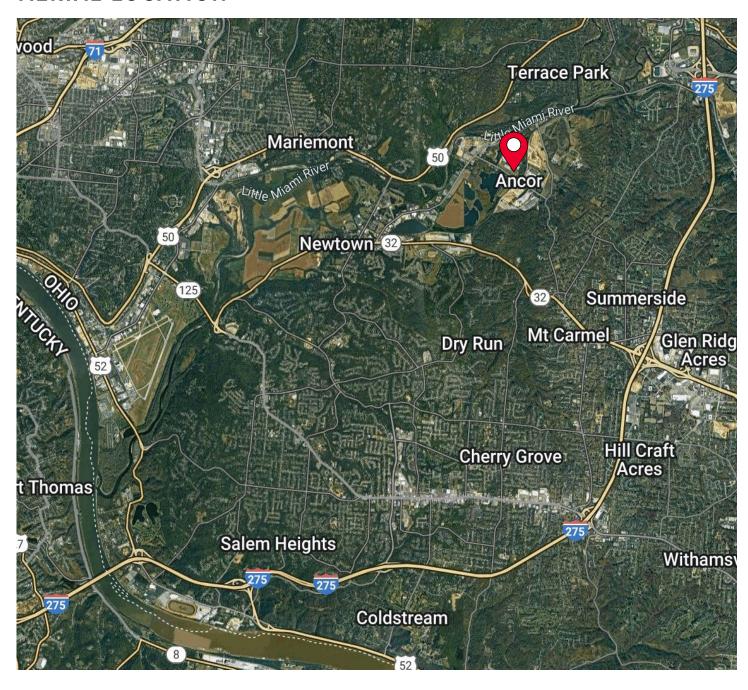
### OFFICE FLOOR PLAN & COLUMN SPACING



## **FOR SUBLEASE** 8200 BROADWELL RD.

CINCINNATI, OH 45244

#### **AERIAL LOCATION**



For more information, contact:

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