

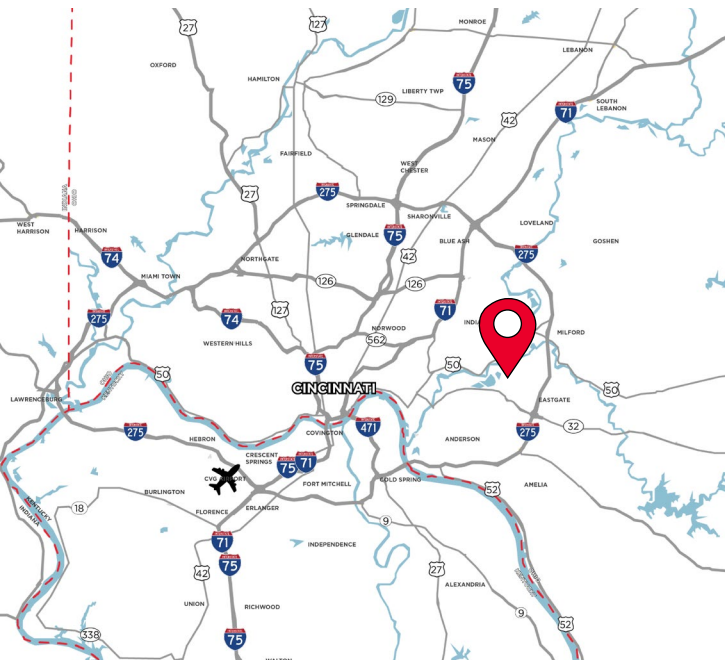
FOR SUBLEASE

**8200
BROADWELL RD.**

CINCINNATI, OH 45244

60,000 SF - 177,000 SF

SUBLEASE RATE: \$4.25/SF GROSS



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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BUILDING SPECIFICATIONS

SUBLEASE RATE: \$4.25/SF GROSS

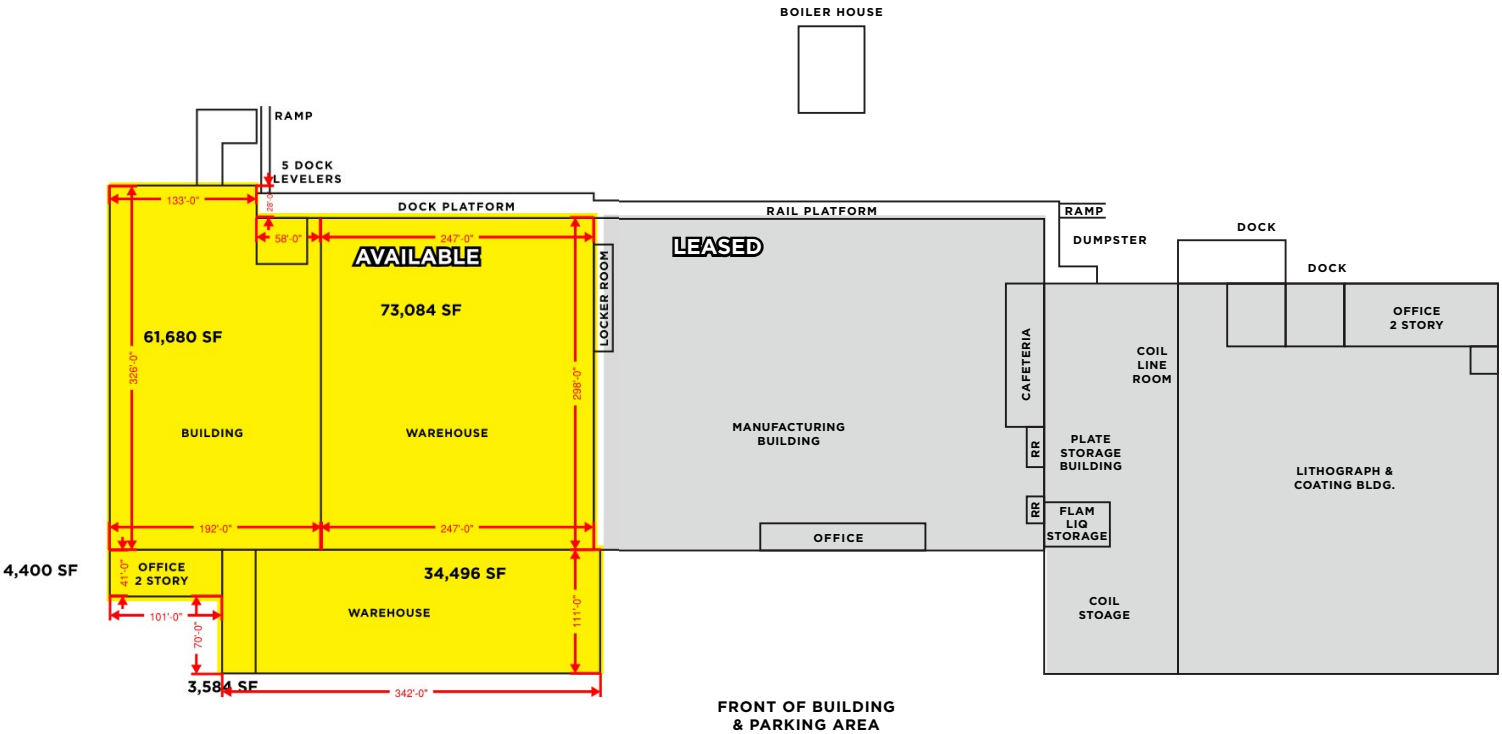
LOCATION	Cincinnati, OH	ROOF	Membrane and Built Up Roof
BUILDING SIZE	480,000 SF	LIGHTING	High Pressure Sodium and Metal Halide Lighting
AVAILABLE SIZE	177,244 SF	DRIVE-IN DOORS	3 Drive-in Doors
OFFICE SIZE	4,400 SF Office (2 Floors)	DOCK DOORS	30 @ Platform
CONSTRUCTION	Masonry and Pre-Engineered Metal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

SITE AERIAL



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BUILDING PHOTOS & FLOOR PLAN

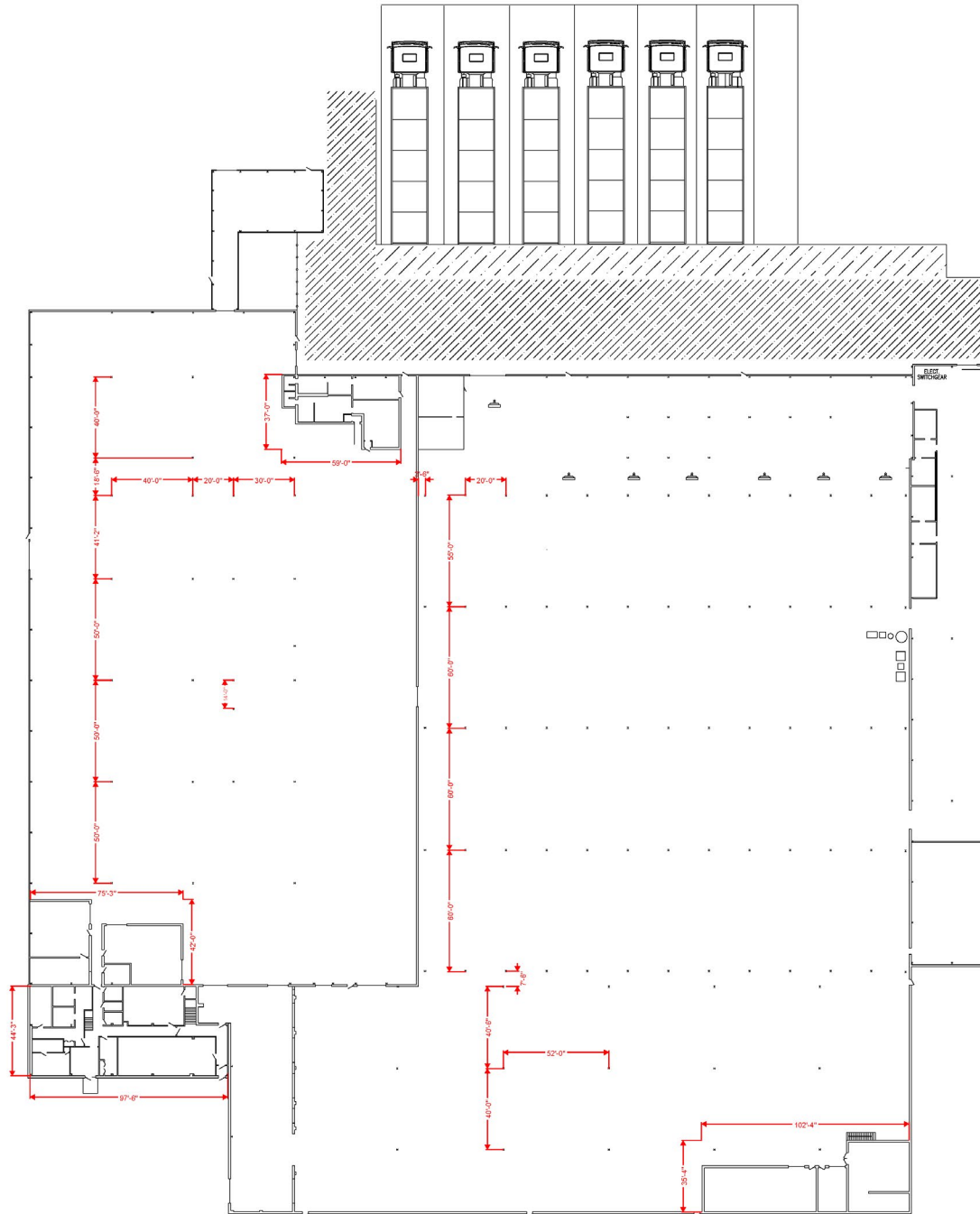


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OFFICE FLOOR PLAN & COLUMN SPACING

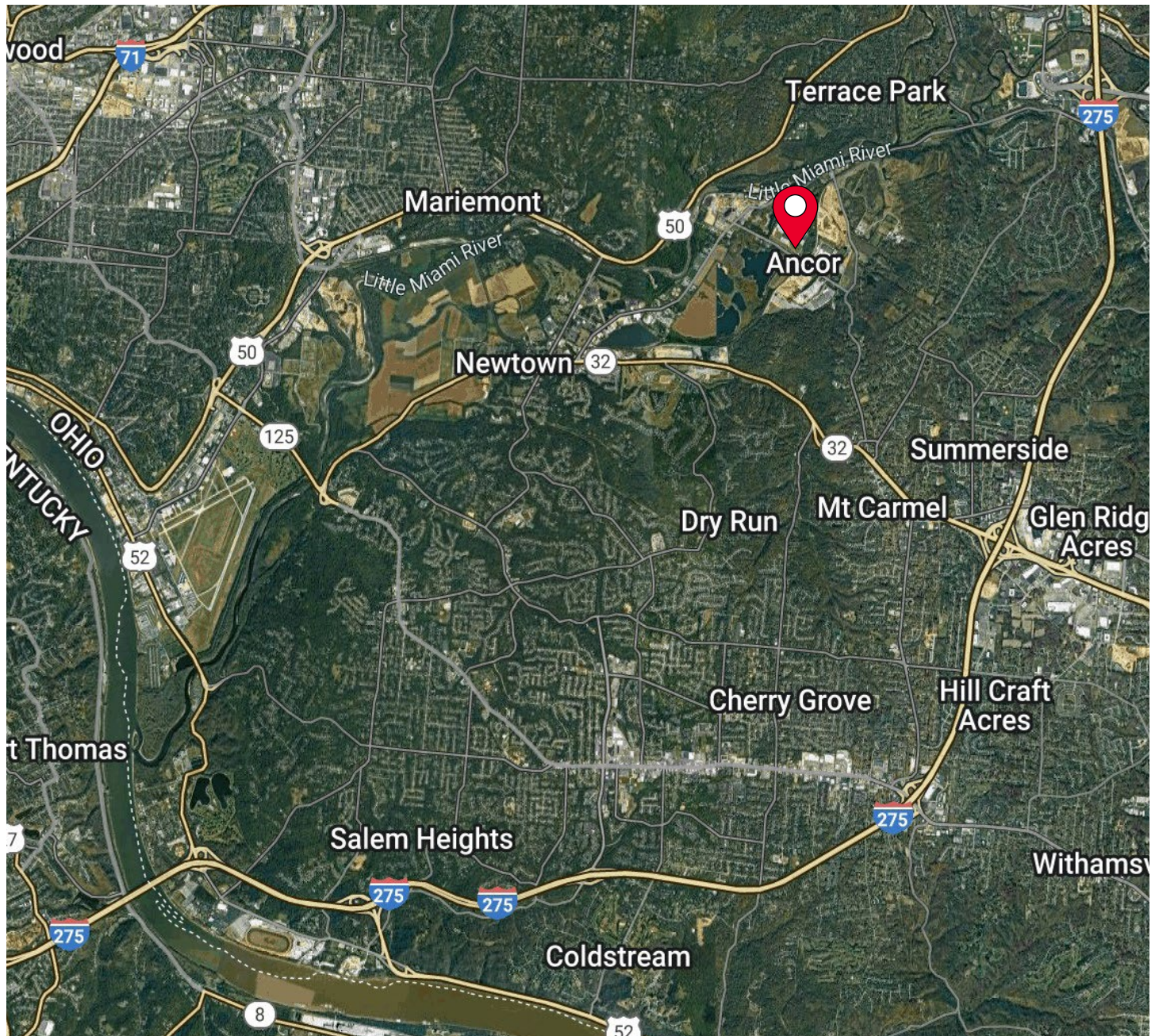


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AERIAL LOCATION



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