SUCCESSFUL REAL ESTATE SOLUTIONS

Industrial Building Available 8485 Broadwell Road



FEATURES

- 432,429 Total SF (Will Divide)
- 118,633 SF Office (Will Divide)
- 313,796 SF Manufacturing/Warehouse
- 24 Acre Complex
 Adjoining 29 acres for sale
- Docks and Drive-In Doors
- Rail available (Norfolk & Southern)
- Direct Access to I-275
- No Earnings Tax!
- Roof: New 2018

LOCATION

8485 Broadwell Road Cincinnati (Anderson Twp.), OH 45244 Hamilton County

CONTACT

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COMMERCIAL REAL ESTATE SERVICES

EVEREST

WEB WWW.everestrealestate.com тес 513-769-2500 FAX 513-769-2512 9902 Carver Road, Sycamore Office Park, Suite 105, Cincinnati, Ohio 45242

8485 Broadwell Road

Address/City/County:	8485 Broadwell Drive/Cincinnati/Hamilton Cty.	
Square Footage:	432,429 SF (divisible to 10,000 SF)	
Office Area:	118,633 SF (61,000 SF on 2nd floor)	
Land Size:	24 Acres	
Date of Construction:	1965 with an addition in 1971	
Type of Construction:	Brick exterior with block interior. Penthouse and 2nd floor office space are steel construction.	
Zoning:	Industrial	
Ceiling Heights:	12', 20', 29' Ceilings	
Column Spacing:	20' × 20', 40' × 40', and 50' × 50'	
Dock Doors:	24	
Drive-in Doors:	Four	
Sprinkler:	Yes - 100% of building sprinklered	
Lighting:	Office: fluorescent Warehouse: T-8 fixture lamps	<u>à</u>
Parking:	834 paved parking spaces	
Electric:	Three transformers: Transformer A - 3000 KVA, 3 phase Transformer B - 2000 KVA, 3 phase 480v transformer - 1500 KVA, 3 phase	EVEREST
Generator:	Koler - 360 KW, 480 volt, 3 phase WW	w.everestrealestate.com
Roof:	New 2018. Rubber membrane and aggregate ballast	TEL 513-769-2500
HVAC:	Heated by two natural gas fired boilers. Cooled by a Trane 500	FAX 513-7 69-2512 9902 Carver Road
_	ton Centravac Chiller with a Train 250 ton Centravac Chiller back-up.	Sycamore Office Park
Restroom:	Men's and women's	Suite 105
Miscellaneous:	Recently renovated. Lunch/break room and kitchen. Additional 100 tons of AC was added in 2002. The sanitary treatment plant was upgraded in 2004. The treatment plant is State of Ohio NPDES compliant with monthl reporting requirements.	Cincinnati, Ohio 45242 Y
Operating Expenses:	Estimated \$0.75/SF	
Lease Rate:	Warehouse: \$3.50 PSF Modified Gross (Landlord pays taxes) Office: \$7.50 PSF Modified Gross (Landlord pays taxes)	
Sale Price:	\$12,160,000 / 7% CAP Rate	

FOR MORE INFORMATION, CONTACT:

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513/769-2505



8485 Broadwell Road Lease Summary

Tenant	Term	А	nnual Rent	Square Feet	Rent PSF	% of Bldg.	Extension Options	Rent Escalations	Notes
Gymnastics Central	8/11/17 - 4/30/24	\$	111,660.00	30,000	\$3.72	7.05%	N/A	8/1/19 - 4/30/24 - \$113,700 annually	
Hydro Systems	2/1/19 - 1/31/22	\$	135,072.00	37,300	\$3.62	8.76%	N/A	2020 - \$139,152 2021 - \$143,328	Tenant pays \$1,000/month (\$12,000/year) for utilities (flat rate)
Clifford Mark Roetting	Month-to-Month	\$	57,000.00	6,400	\$8.91	1.50%	N/A		Leaving as soon as new space is ready for them; Once CMR leaves, Fast Track is contractually obligated to take space for \$42,000 annually.
Fast Track It	12/1/18 - 12/31/23	\$	907,566.66	283,000	\$3.21	66.46%	N/A	2020 - \$996,227 2021 - \$994,284 2022 - \$991,372 2023 - \$991,372	Tenant occupying second floor and portion of basement. The annual rent figures include \$36,000/year for outdoor trailer parking spaces in rear of property, but does not include \$150,000 in certain tenant-funded improvements payable over 5 years beginning in 2019. Also currently negotiating lease of 5,000 square foot gym in building.
Nick Tarpoff	Month-to-Month	\$	500.00	100	\$5.00	0.02%	N/A		
Midwest Powerline	3/1/17 - 9/30/21	\$	19,800.00	87,120			N/A		Leased space is actually outdoors, not in the building. Tenant leases 2 acres of parking lot in back of property, which includes a 30' x 30' Quonset hut, for truck/trailer storage. Lease is month-to- month but we are negotiating a term lease.
Total Annual Rent		\$	1,231,598.66						
Expenses		\$	380,026.00						
		\$	851,572.66						
Total Estimated SF				425,820					
Vacant/Common Space	e			69,020		16%			

There is 118,633 SF of office space available for lease (will divide)