

# Industrial Building Available

## 8485 Broadwell Road



### FEATURES

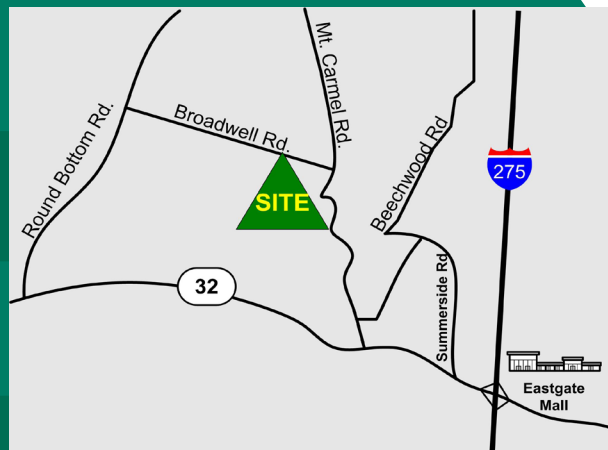
- **432,429 Total SF (Will Divide)**
- **118,633 SF Office (Will Divide)**
- 313,796 SF Manufacturing/Warehouse
- 24 Acre Complex
- **Adjoining 29 acres for sale**
- Docks and Drive-In Doors
- **Rail available (Norfolk & Southern)**
- Direct Access to I-275
- **No Earnings Tax!**
- **Roof: New 2018**

### LOCATION

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

### CONTACT

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COMMERCIAL REAL ESTATE SERVICES

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9902 Carver Road, Sycamore Office Park, Suite 105, Cincinnati, Ohio 45242

# 8485 Broadwell Road

<b>Address/City/County:</b>	8485 Broadwell Drive/Cincinnati/Hamilton Cty.
<b>Square Footage:</b>	432,429 SF (divisible to 10,000 SF)
<b>Office Area:</b>	<b>118,633 SF (61,000 SF on 2nd floor)</b>
<b>Land Size:</b>	24 Acres
<b>Date of Construction:</b>	1965 with an addition in 1971
<b>Type of Construction:</b>	Brick exterior with block interior. Penthouse and 2nd floor office space are steel construction.
<b>Zoning:</b>	Industrial
<b>Ceiling Heights:</b>	12', 20', 29' Ceilings
<b>Column Spacing:</b>	20' x 20', 40' x 40', and 50' x 50'
<b>Dock Doors:</b>	24
<b>Drive-in Doors:</b>	Four
<b>Sprinkler:</b>	Yes - 100% of building sprinklered
<b>Lighting:</b>	Office: fluorescent Warehouse: T-8 fixture lamps
<b>Parking:</b>	834 paved parking spaces
<b>Electric:</b>	Three transformers: Transformer A - 3000 KVA, 3 phase Transformer B - 2000 KVA, 3 phase 480v transformer - 1500 KVA, 3 phase
<b>Generator:</b>	Koler - 360 KW, 480 volt, 3 phase
<b>Roof:</b>	<b>New 2018.</b> Rubber membrane and aggregate ballast
<b>HVAC:</b>	Heated by two natural gas fired boilers. Cooled by a Trane 500 ton Centravac Chiller with a Train 250 ton Centravac Chiller back-up.
<b>Restroom:</b>	Men's and women's
<b>Miscellaneous:</b>	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 monthly reporting requirements.
<b>Operating Expenses:</b>	Estimated \$0.75/SF
<b>Lease Rate:</b>	Warehouse: \$3.50 PSF Modified Gross (Landlord pays taxes) Office: \$7.50 PSF Modified Gross (Landlord pays taxes)
<b>Sale Price:</b>	\$12,160,000 / <b>7% CAP Rate</b>



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FOR MORE INFORMATION, CONTACT:

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