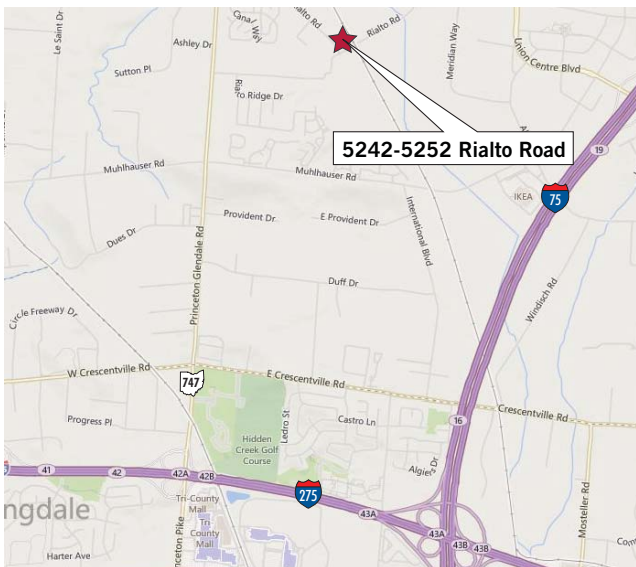




Class A Office/Warehouse Facility



- **28,200 SF AVAILABLE - ENTIRE BUILDING**
- Divisible to 4,700sf, 9,400sf, 18,800sf, 23,500sf
- Built in 2008
- 39'2" x 40' column spacing
- 20' clear height
- Docks and drive-ins (12' x 14')
- 120' depth
- Zoned: M-2
- Easy access to I-75
- No local earnings taxes

For more information, contact:

Ben McNab, SIOR, CCIM

Owner/Agent

513-763-3019

ben.mcnab@cassidyturley.com

Tom McCormick, SIOR, CCIM

Owner/Agent

513-763-3025

tom.mccormick@cassidyturley.com

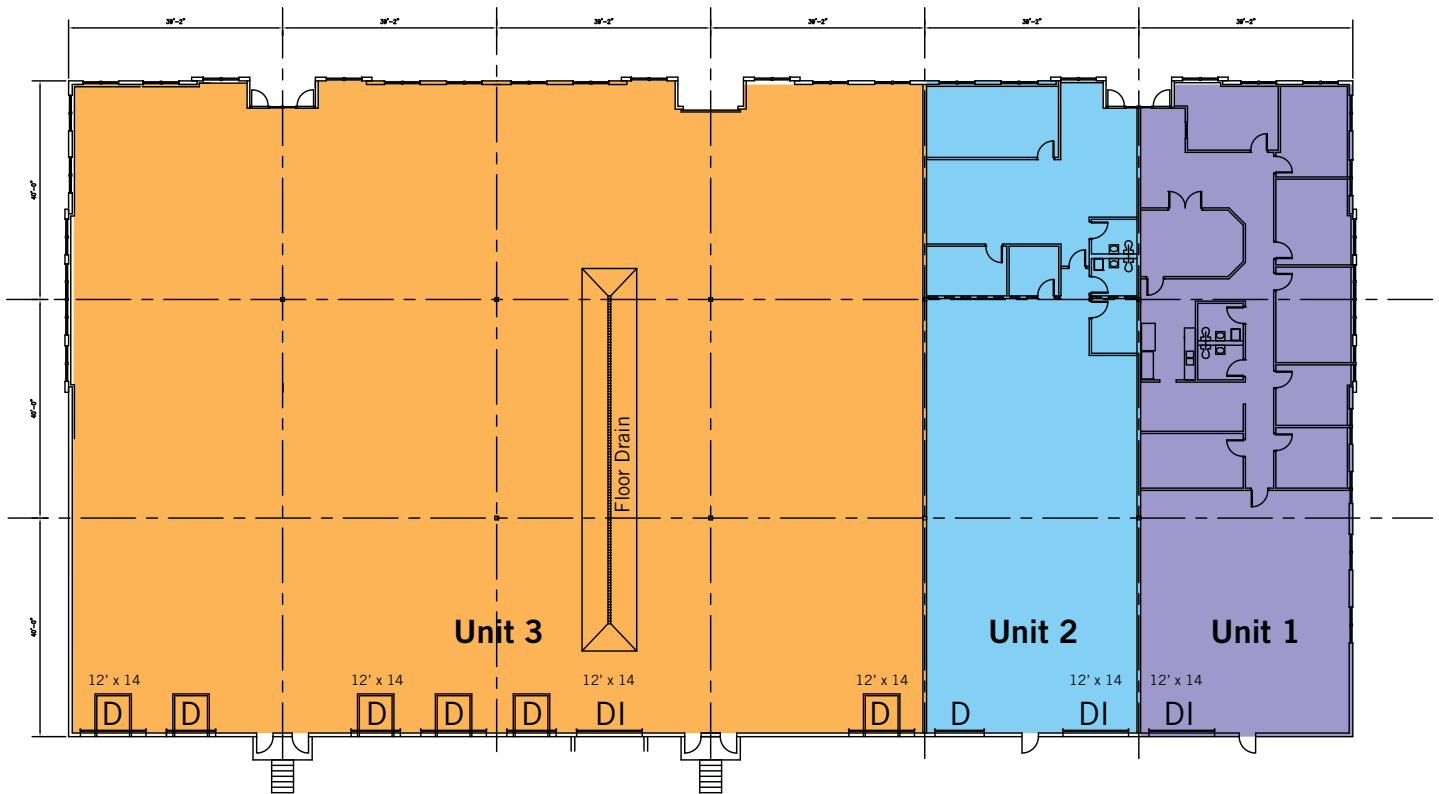
221 E Fourth Street, Suite 2600

Cincinnati, OH 45202

513-421-4884

cassidyturleyindustrial.com

Floor Plan



Unit	Total SF	Office SF	Warehouse SF	Docks/Driveins	Net Rental Rate	Est. Op. Ex.
1	4,700 SF	2,940 SF	1,760 SF	0/1	\$6.75	\$2.30
2	4,700 SF	1,687 SF	3,013 SF	1/1	\$6.25	\$2.30
3	18,800 SF	To Suit	18,800 SF	6/1	\$5.50	\$2.30
Total	28,200 SF	4,627 SF	23,573 SF	7/3		

Sale Pricing: \$1,850,000 (\$65.00 / SF)

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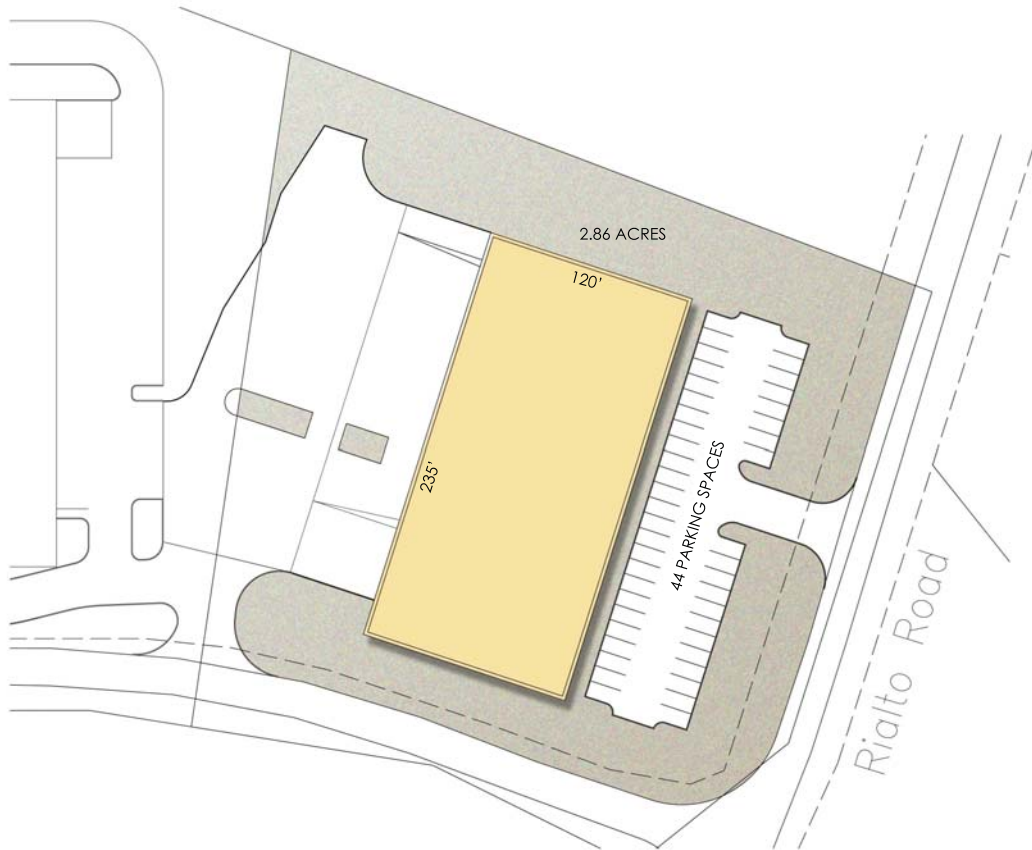
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Site Plan



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