



**CUSHMAN &
WAKEFIELD**

FOR LEASE

1270 HILLSMITH DRIVE

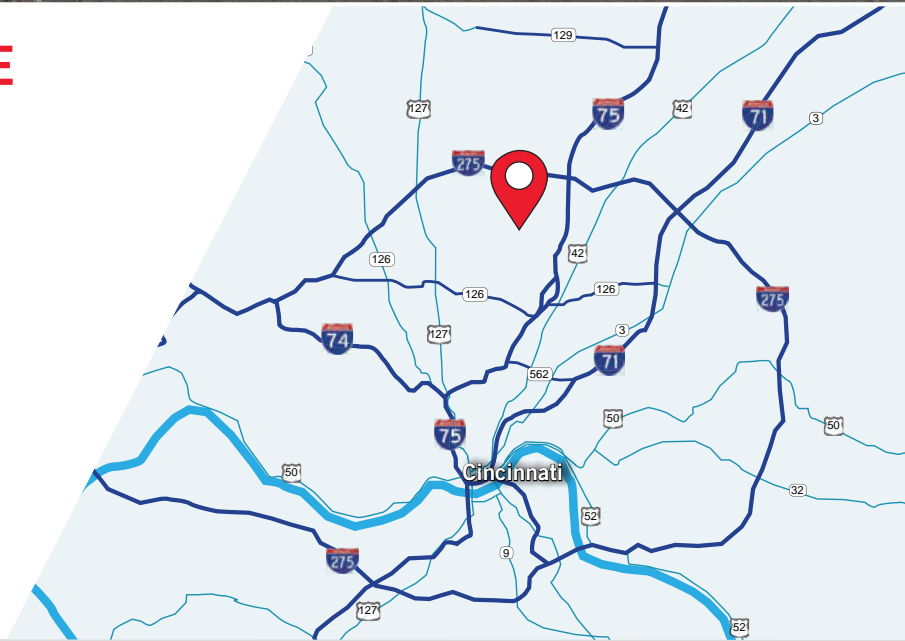
Woodlawn, OH 45215



NEWLY RENOVATED FREESTANDING BUILDING

22,600 SF AVAILABLE

- New Asphalt Parking Lot
- 2± Acre Outside Storage Area
- New Exterior Metal Skin
- New Roof
- LED Lights
- New HVAC in Office



For more information, contact:

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BUILDING SPECIFICATIONS

Location:	Woodlawn, OH
Building Size:	22,600 SF on 5.25 Acres
Available Area:	22,600 SF 3,250 SF Office/Showroom 17,700 SF Warehouse 800 SF Storage ARea
Zoning:	M-1, Light Industrial
Jurisdiction:	Village of Woodlawn Hamilton County
Year Built:	1979
Construction:	New metal skin
Clear Height:	11' - 16.5'
Column Spacing:	40' x 40' 40' x 160' bays (6,400 SF)
Truck Doors:	1 Dock 2 Drive-ins
Floors:	6" concrete slab (est)
Roof:	Replaced 2020
Fire Suppression:	Wet system
Lighting:	LED
Auto Parking:	25 auto stalls
HVAC:	New gas-fired unit heaters New HVAC in office



Electric: 1200 amps, 480-volt, 3-phase

Utilities:

Electric: Duke Energy
www.duke-energy.com
(513.421.9500)

Gas: Duke Energy
www.duke-energy.com
(513.421.9500)

Water: Greater Cincinnati Water Works
www.cincinnati-oh.gov/water
(513.591.7700)

Sewer: Metropolitan Sewer District
www.msdc.com
(513.352.4900)

Telephone/Data: Cincinnati Bell
www.cincinnati-bell.com
(513.566.5050)

Data: Spectrum Cable
www.spectrum.com
(866.481.7927)

LEASE RATE: **\$5.75/psf NNN**

Real Estate Taxes: **\$0.76/sf/year**



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SPACE PLAN

