

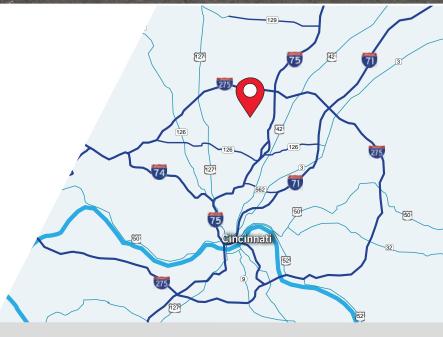
1270 HILLSMITH DRIVE Woodlawn, OH 45215



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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FOR LEASE

1270 HILLSMITH DRIVE

Woodlawn, OH 45215

BUILDING SPECIFICATIONS

Location: Woodlawn, OH

Building Size: 22,600 SF on 5.25 Acres

22.600 SF

3,250 SF Office/Showroom **Available Area:**

17,700 SF Warehouse 800 SF Storage ARea

Zoning: M-1, Light Industrial

Village of Woodlawn Jurisdiction:

Hamilton County

1979 Year Built:

Construction: New metal skin

Clear Height: 11' - 16.5'

40' x 40'

Column Spacing: 40' x 160' bays (6,400 SF)

1 Dock **Truck Doors:**

2 Drive-ins

Floors: 6" concrete slab (est)

Roof: Replaced 2020

Fire Suppression: Wet system

Lighting: LED

Auto Parking: 25 auto stalls

New gas-fired unit heaters **HVAC:**

New HVAC in office



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

Utilities:

Duke Energy

Electric: www.duke-energy.com

(513.421.9500)

Duke Energy

Gas: www.duke-energy.com

(513.421.9500)

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

(513.591.7700)

Metropolitan Sewer District

Sewer: www.msdgc.com

(513.352.4900)

Cincinnati Bell

Telephone/Data: www.cincinnatibell.com

(513.566.5050)

Spectrum Cable

Data: www.spectrum.com

(866.481.7927)

LEASE RATE: \$5.75/psf NNN

Real Estate Taxes: \$0.76/sf/year



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1270 HILLSMITH DRIVE

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SPACE PLAN

