

FLEX OFFICE/WAREHOUSE FOR LEASE 96 CALDWELL DRIVE

Cincinnati, OH 45216



OFFERING SUMMARY

AVAILABLE SPACE: 8,900 +/- SF:
(3,400 SF Office
5,500 SF Warehouse)

LEASE RATE: \$7.50/sf MG
Plus Utilities

LOT SIZE: 3.0 Acres

YEAR BUILT: 1942 & 1950

PROPERTY OVERVIEW

- Space: 8,900+/- SF: 3,400 SF Office, 5,500 Warehouse
- Central location, convenient to I-75, and Ronald Reagan Highway.
- Neighbors: Precision Door, Advanced Industrial Services, M&M Pallet, Western Custom Cabinetry, HICON Inc., Sherwin Williams, Duke Energy

PROPERTY HIGHLIGHTS

- Nicely finished offices, modified to suit
- Secure parking & outdoor storage
- Heavy power available
- Access to shared docks
- On site property management
- Fully sprinkled

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

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PROPERTY SPEC SHEET

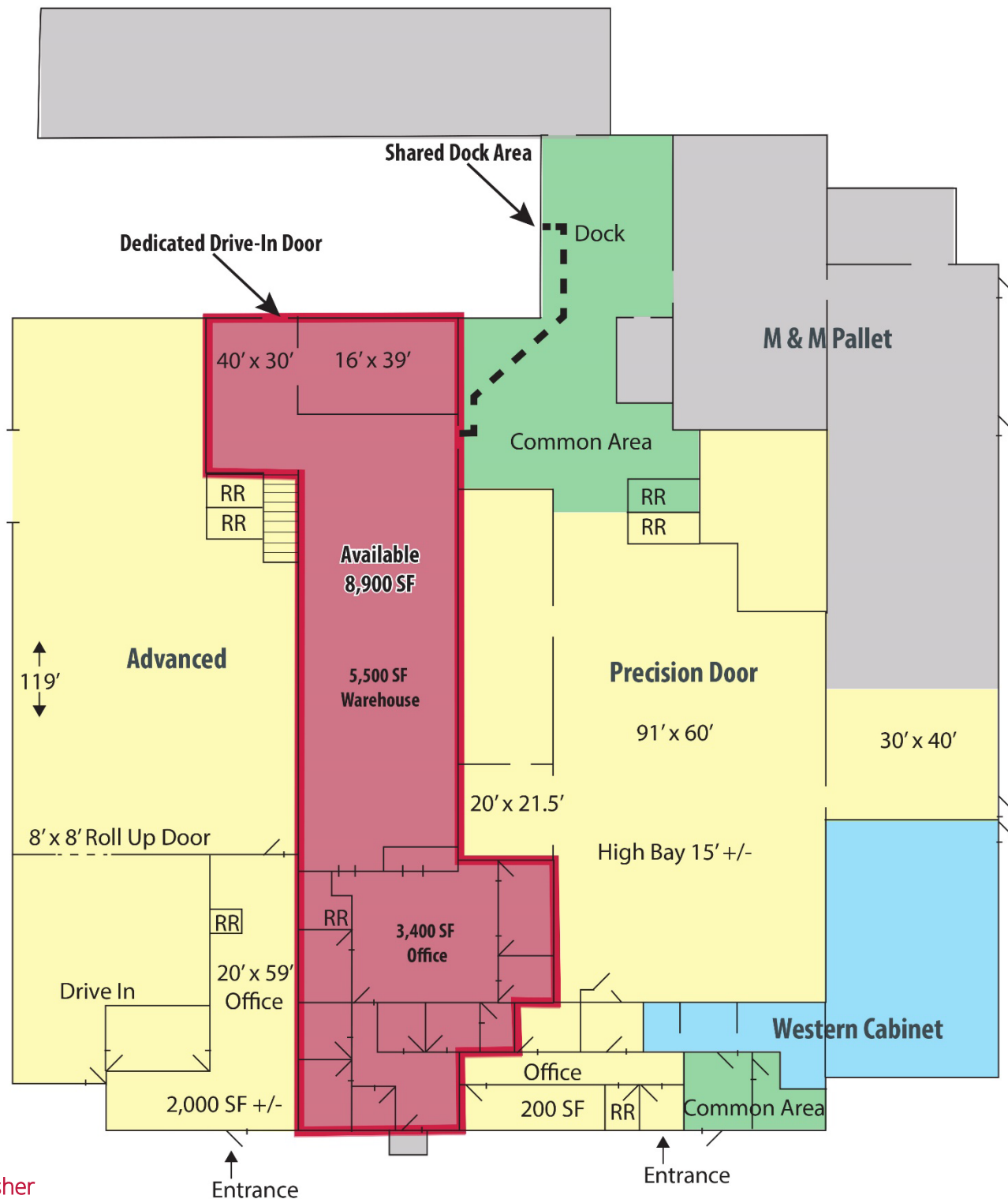
Address	96 Caldwell Dr. Cincinnati, OH 45216	Flood Plain	100 Year Flood Plain
Total SF Available	8,900 SF Total -3,400 SF Office - 5,500 SF Warehouse	Ceiling Heights	9' Office 13'3" Warehouse
Lease Rate	\$7.50 SF/yr MG	Column Spacing	Varies
Year Built	1942 & 1950 (Hamilton County Auditor)	Loading Doors	1 Drive-in 2 Dock Doors (Shared)
Acreage	2.996 Acres	Construction	Masonry Steel Wood
Parking	3 Spaces/1,000SF	Floor	Concrete
County	Hamilton County	Roof	Rubber Membrane & Metal
Municipality	Springfield Township	Lighting	LED (Motion Sensor)
Zoning	M-1 Light Industrial	Power	Heavy Power Available 480V, 240V, 3-Phase
Parcel ID	590-0071-0108-00 590-0071-0099-00	Sprinklers	Dry System Total Space
Highway Access	Nearby Access to I-75 (Exit 9&10)	Heating & AC	Full HVAC in Offices Radiant Gas Heat Warehouse
Possible Signage	Building façade over entry Entry door Monument sign	Security	Fire Monitoring & Security Cameras

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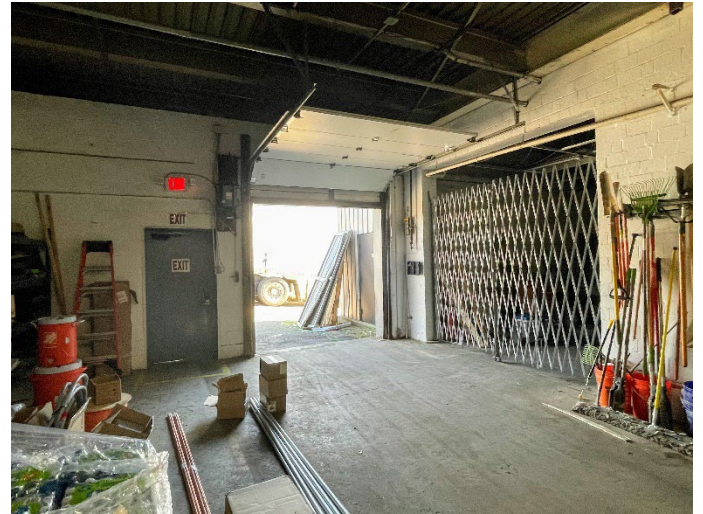
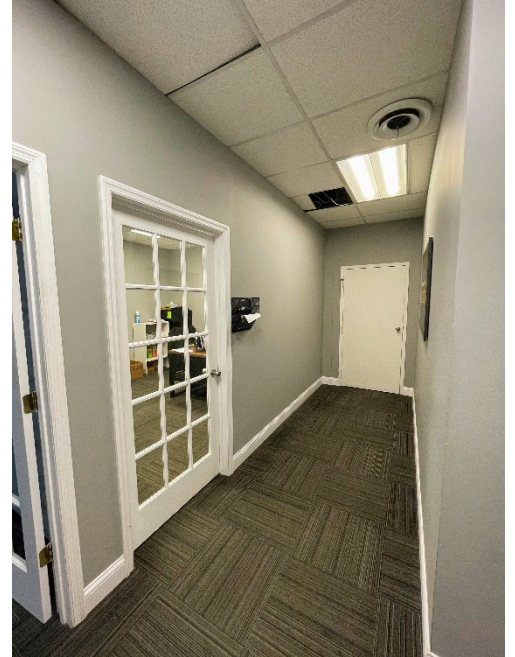
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INDUSTRIAL FOR LEASE 96 CALDWELL DRIVE

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