

8,000 SF AVAILABLE

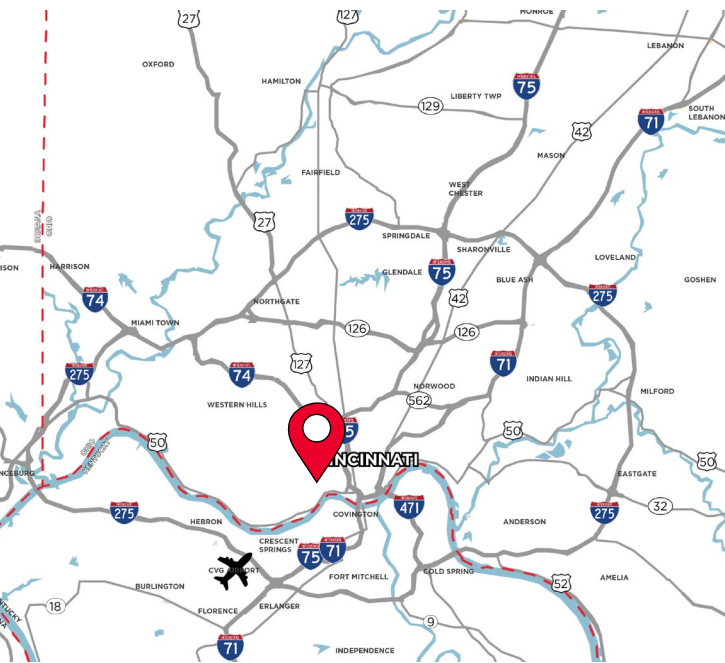
1230 W. EIGHTH ST

CINCINNATI, OH 45203



INDUSTRIAL FLEX SPACE

FOR LEASE: \$7.50/PSF NNN



PROPERTY HIGHLIGHTS

- 8,000 SF Available
- 4,000 SF Office Space
- (1) Platform Dock
- Secured/fenced in lot
- Located on bus line
- Zoned M-1
- Outside storage capabilities
- Great access to I-75
- 100% HVAC

For more information, contact:

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FOR LEASE

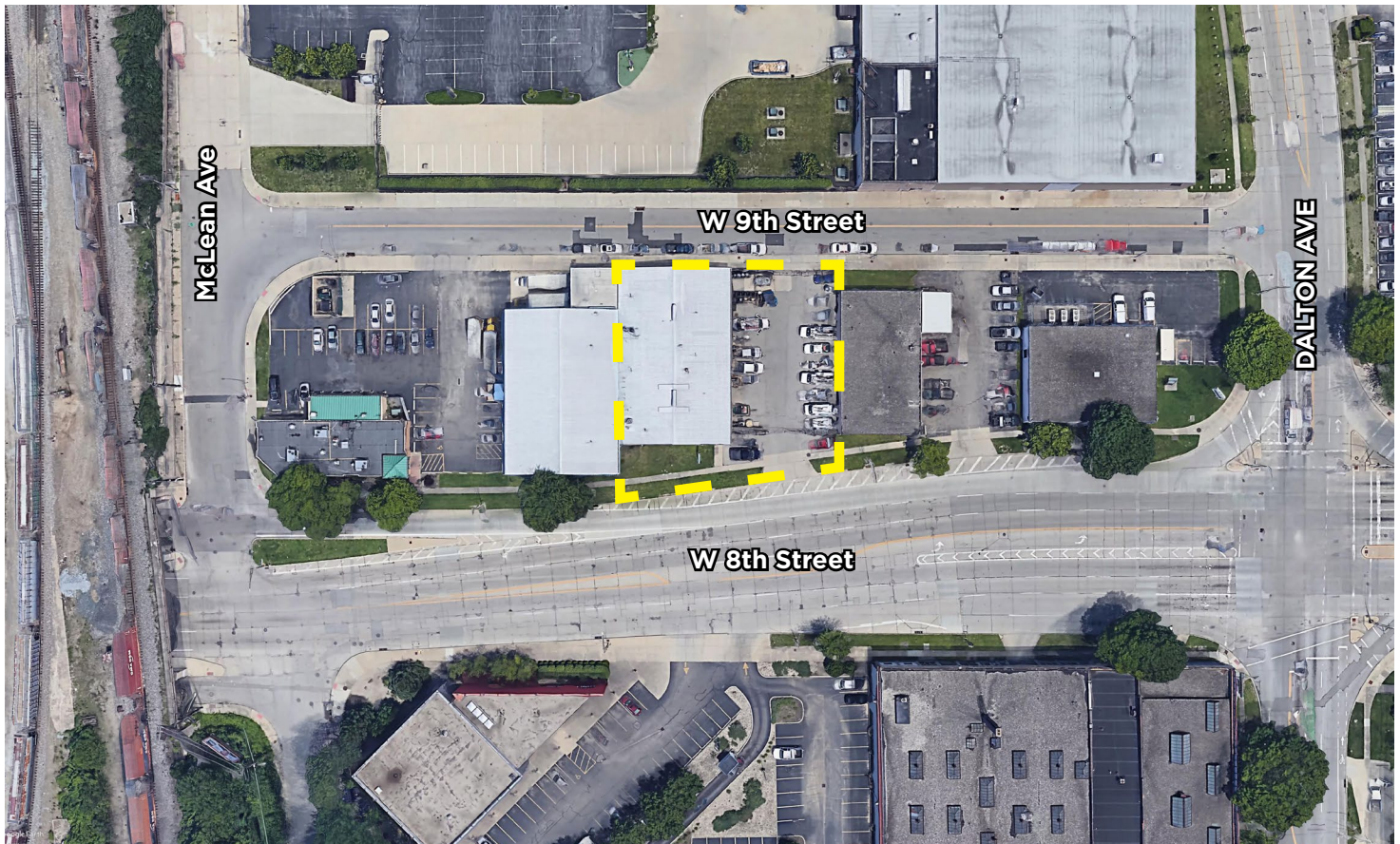
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BUILDING SPECIFICATIONS

\$7.50/PSF NNN

LOCATION	Cincinnati, Ohio (Hamilton County)	LIGHTING	LED
BUILDING SIZE	8,000 SF	DOCK DOORS	(1) 10' x 10' Platform Dock
OFFICE SIZE	4,000 SF	TRUCK COURT	70' Deep
ACRES	0.5 Acres	ELECTRIC	240 volt, 3 Phase, 200 amps
YEAR BUILT	1964	HVAC	100% HVAC
CONSTRUCTION	Pre-engineered Metal with 4' Wainscott	ELECTRIC/GAS	www.duke-energy.com
CLEAR HEIGHT	14' - 16'	WATER/SEWER	www.butlercountyohio.org
FLOORS	Concrete	TELEPHONE	www.cincinnati-bell.com
PARKING	Gated Lot & 20 Parking Spaces	DATA	www.spectrum.com
FIRE SUPPRESSION	Wet System	OPEX	\$1.03/psf



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PHOTOS



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