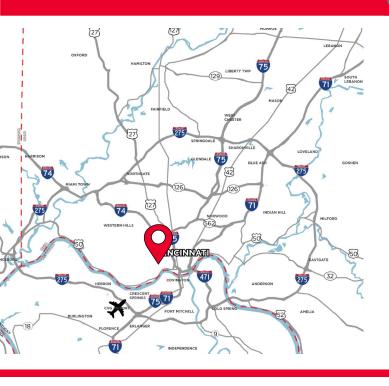


8,000 SF AVAILABLE 1230 W. EIGHTH ST

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:

#### Seattle Stein

Director +1 513 763 3027 seattle.stein@cushwake.com Dave Kelly Managing Director +1 513 763 3009 dave.kelly@cushwake.com 201 E. Fourth Street, Suite 1800 Cincinnati, OH 45202 P: +1 513 421 4884 cushmanwakefield.com

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## FOR LEASE 1230 W. 8TH ST.

CINCINNATI, OH 45203

## **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.cincinnatibell.com
PARKING	Gated Lot & 20 Parking Spaces	DATA	www.spectrum.com
FIRE SUPPRESION	Wet System	OPEX	\$1.03/psf



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### PHOTOS



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