

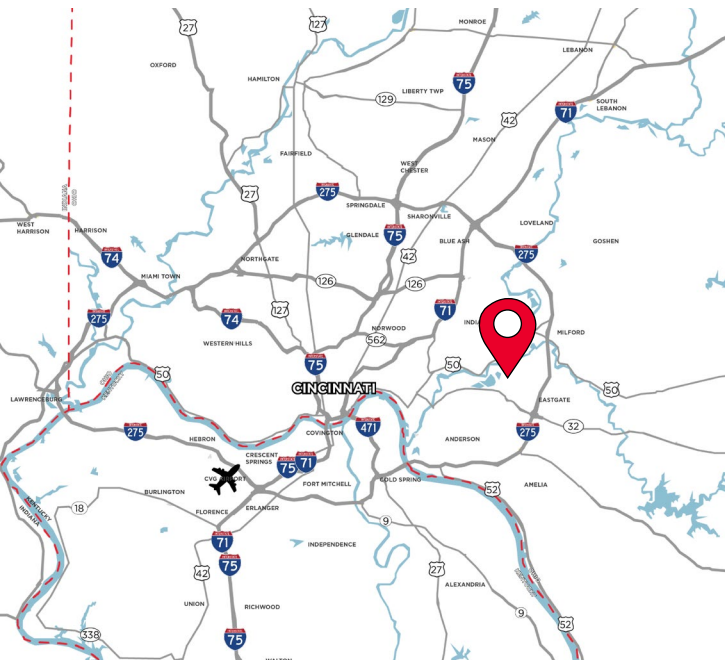
**FOR SUBLEASE**

**8200  
BROADWELL RD.**

CINCINNATI, OH 45244

**60,000 SF - 177,000 SF**

**SUBLEASE RATE: \$4.25/SF GROSS**



## **PROPERTY HIGHLIGHTS**

- 60,000 - 177,000 Available SF
- 4,000 SF Office
- 18'-30' Clear Height
- Heavy Power
- Abundant Parking
- Tax Abatements
- No Earnings Tax
- Sublease Expires 8/2029

For more information, contact:

**Tom McCormick, SIOR, CCIM**  
Managing Director  
+1 513 763 3025  
tom.mccormick@cushwake.com

**Ben McNab**  
Managing Director  
+1 513 763 3019  
ben.mcnab@cushwake.com

**Lindsay Hartmann**  
Associate  
+1 513 322 0898  
lindsay.hartmann@cushwake.com

201 E. Fourth Street, Suite 1800  
Cincinnati, OH 45202  
P: +1 513 421 4884  
cushmanwakefield.com



# FOR SUBLEASE

## 8200 BROADWELL RD.

CINCINNATI, OH 45244

### BUILDING SPECIFICATIONS

**SUBLEASE RATE: \$4.25/SF GROSS**

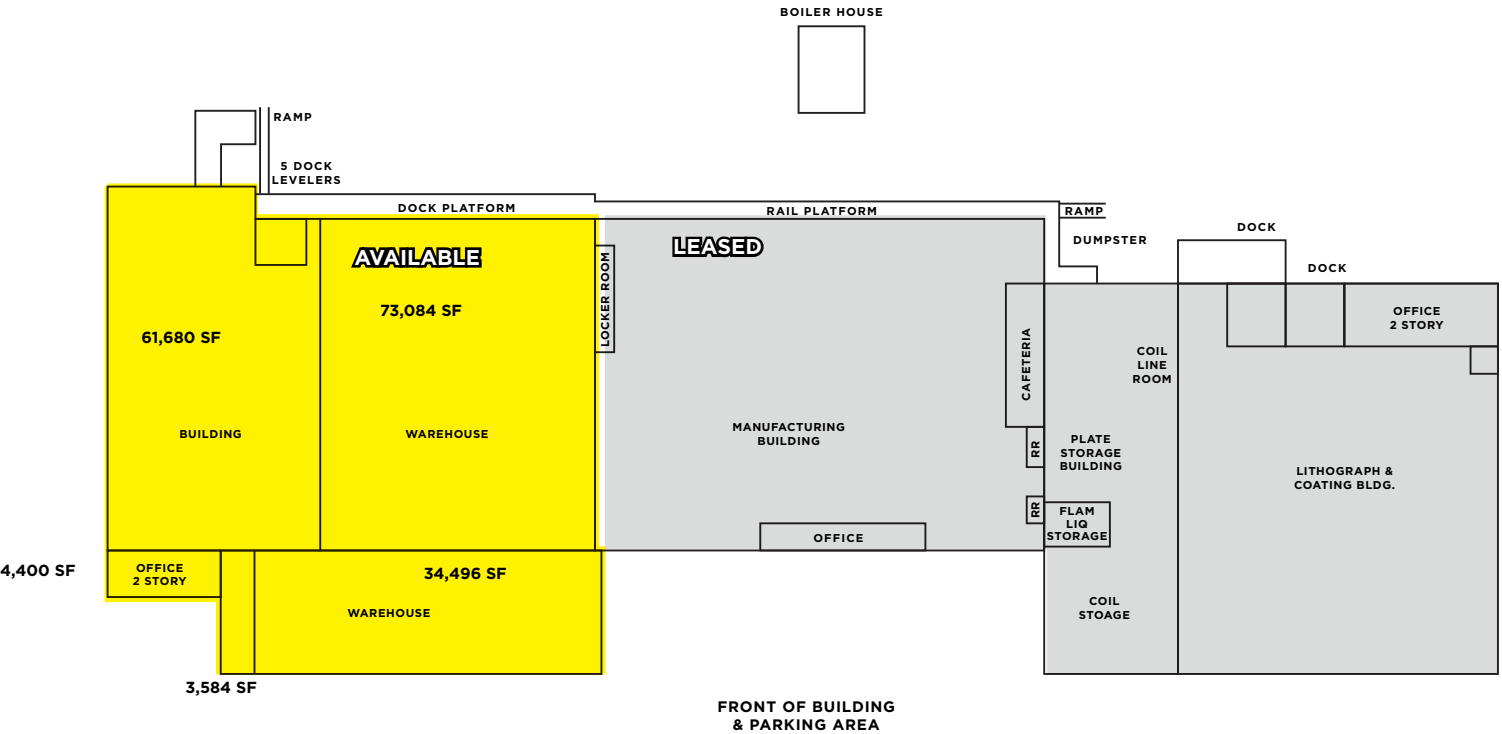
LOCATION	Cincinnati, OH	ROOF	Membrane and Built Up Roof
BUILDING SIZE	480,000 SF	LIGHTING	High Pressure Sodium and Metal Halide Lighting
AVAILABLE SIZE	177,244 SF	DRIVE-IN DOORS	3 Drive-in Doors
OFFICE SIZE	4,400 SF Office (2 Floors)	DOCK DOORS	30 @ Platform
CONSTRUCTION	Masonry and Pre-Engineered Metal	HEAT	Gas Fired Space Heaters
CLEAR HEIGHT	18.5' - 30'	ELECTRIC	TBD
YEAR BUILT	1968 - 1979	ZONING	Ind. PUD

### SITE AERIAL



FOR SUBLEASE  
**8200 BROADWELL RD.**  
CINCINNATI, OH 45244

**BUILDING PHOTOS & FLOOR PLAN**



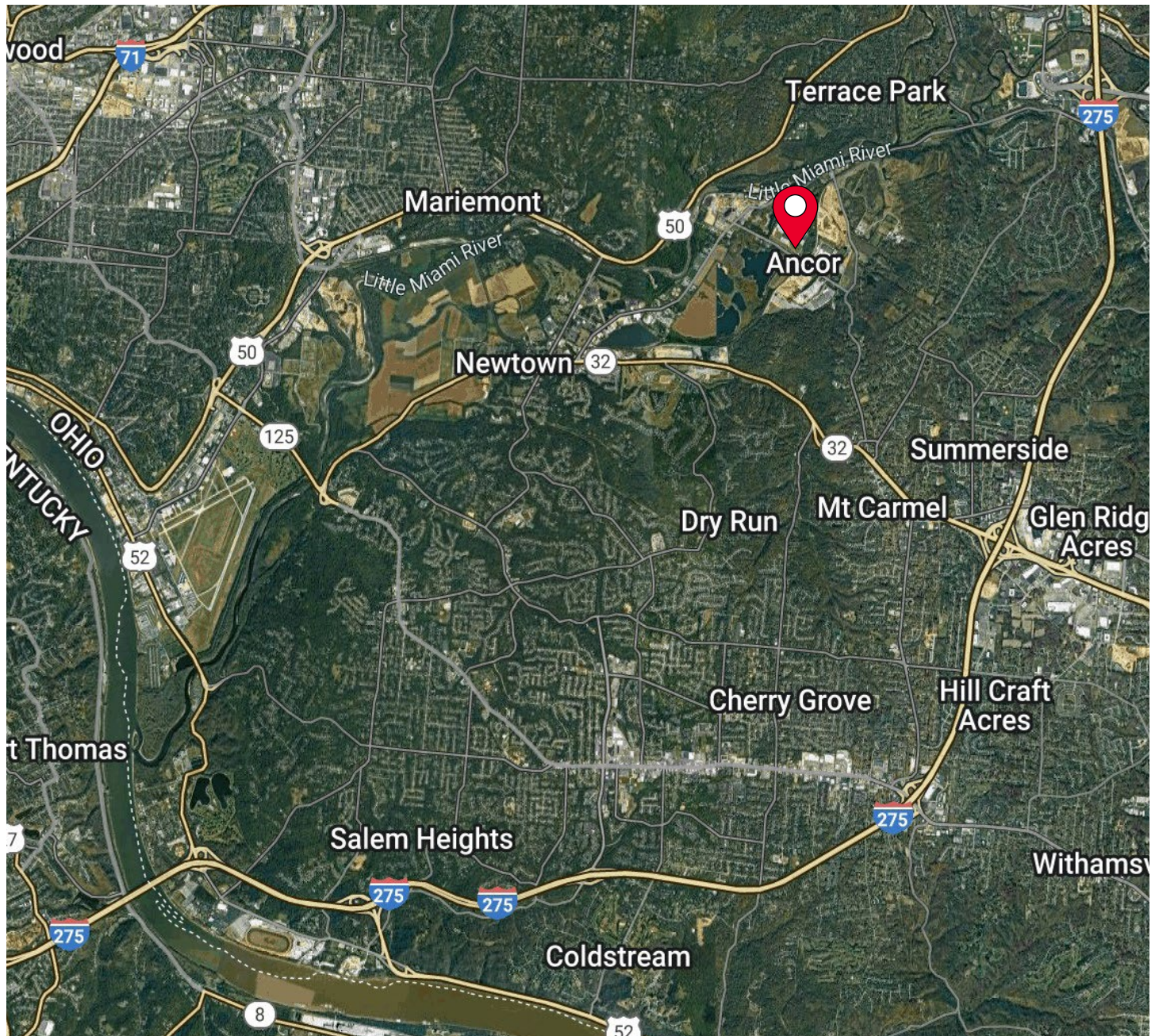


FOR SUBLEASE

# 8200 BROADWELL RD.

CINCINNATI, OH 45244

## AERIAL LOCATION



For more information, contact:

**Tom McCormick, SIOR, CCIM**

Managing Director

+1 513 763 3025

[tom.mccormick@cushwake.com](mailto:tom.mccormick@cushwake.com)

**Ben McNab**

Managing Director

+1 513 763 3019

[ben.mcnab@cushwake.com](mailto:ben.mcnab@cushwake.com)

**Lindsay Hartmann**

Associate

+1 513 322 0898

[lindsay.hartmann@cushwake.com](mailto:lindsay.hartmann@cushwake.com)

201 E. Fourth Street, Suite 1800

Cincinnati, OH 45202

P: +1 513 421 4884

[cushmanwakefield.com](http://cushmanwakefield.com)