



**CUSHMAN &
WAKEFIELD**

FOR LEASE

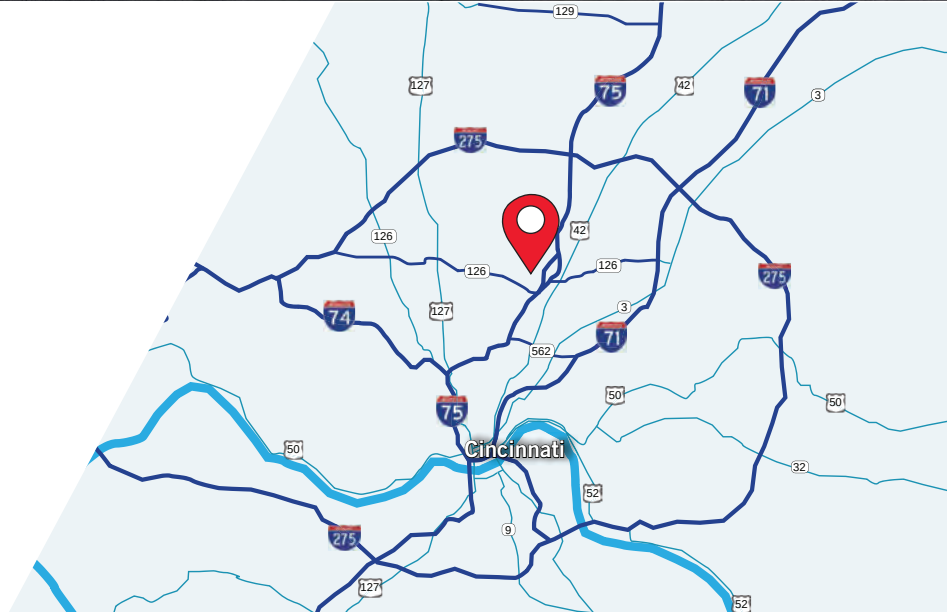
5 KOVACH DRIVE

Cincinnati, OH 45215



21,350 SF Available

- (2) Docks
- (5) 14'x14' Drive-in doors
- 24' Clear height
- Centrally located
- 15 minutes from downtown Cincinnati



For more information, contact:

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BUILDING SPECIFICATIONS

Building Size:	49,964 SF
Available:	<u>21,350 SF Available</u> 4,000 SF Office 17,350 SF Warehouse (2) Docks (5) Drive-in
Zoning:	I-1
Jurisdiction:	Lockland - Hamilton County
Year Built:	2002
Construction:	Block & metal
Clear Height:	24' Clear
Column Spacing:	40' x 40'
Roof:	Rubber Membrane
Floors:	6" Concrete
Fire Suppression:	Wet System
Lighting:	T-8 High Efficiency Fluorescent
HVAC:	Gas-Fired Unit Heaters
Truck Doors:	(2) 9' x 10' docks (1 with mechanical pit leveler & 1 with edge of dock leveler)



Drive-In Doors:	(4) 14'x14' (1) 12'x12'
Auto Parking:	50 auto stalls
Electric:	200-amp, 208-volt, 3-phase
Utilities:	
Gas/Electric:	Duke Energy www.duke-energy.com (800.544.6900)
Water/Sewer:	Cincinnati Water Works www.cincinnati-oh.gov (513.591.7700)
LEASE RATE:	\$6.25/psf NNN
Operating Expenses:	TBD



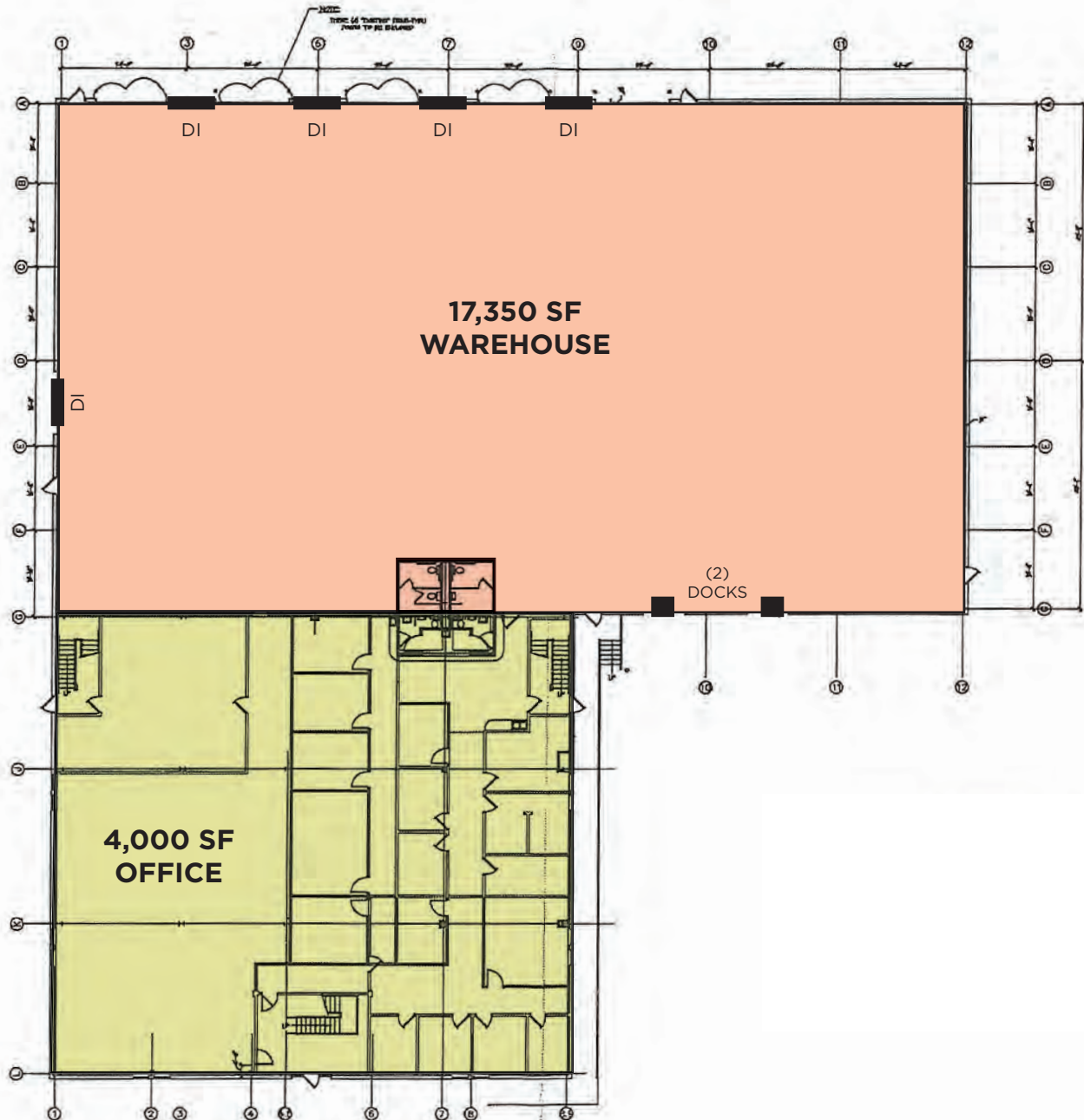
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BUILDING PLAN





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ADDITIONAL PHOTOS





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AERIAL

