

ONE SPACE REMAINING!



OFFERING SUMMARY

AVAILABLE SPACE:	7,880 +/- SF
LEASE RATE:	\$6.50 SF/yr (MG) + Shared Utilities
LOT SIZE:	3.0 Acres
YEAR BUILT:	1942 & 1950

PROPERTY OVERVIEW

Space Totals: 7,880+/- SF including 700 SF Office Space

Central location, easy drive to I-75, and Ronald Reagan Highway.

Neighboring tenants include Solgen, M&M Pallet, Western Custom Cabinetry, HICON Inc., Sherwin Williams, Duke Energy OPS Center, Advanced Industrial Services

PROPERTY HIGHLIGHTS

- Recently fully renovated
- Secure parking & outdoor storage
- Heavy power
- Access to docks and drive-ins
- On site property management
- Can be modified to suit
- Sprinkler System

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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.

PROPERTY SPEC SHEET

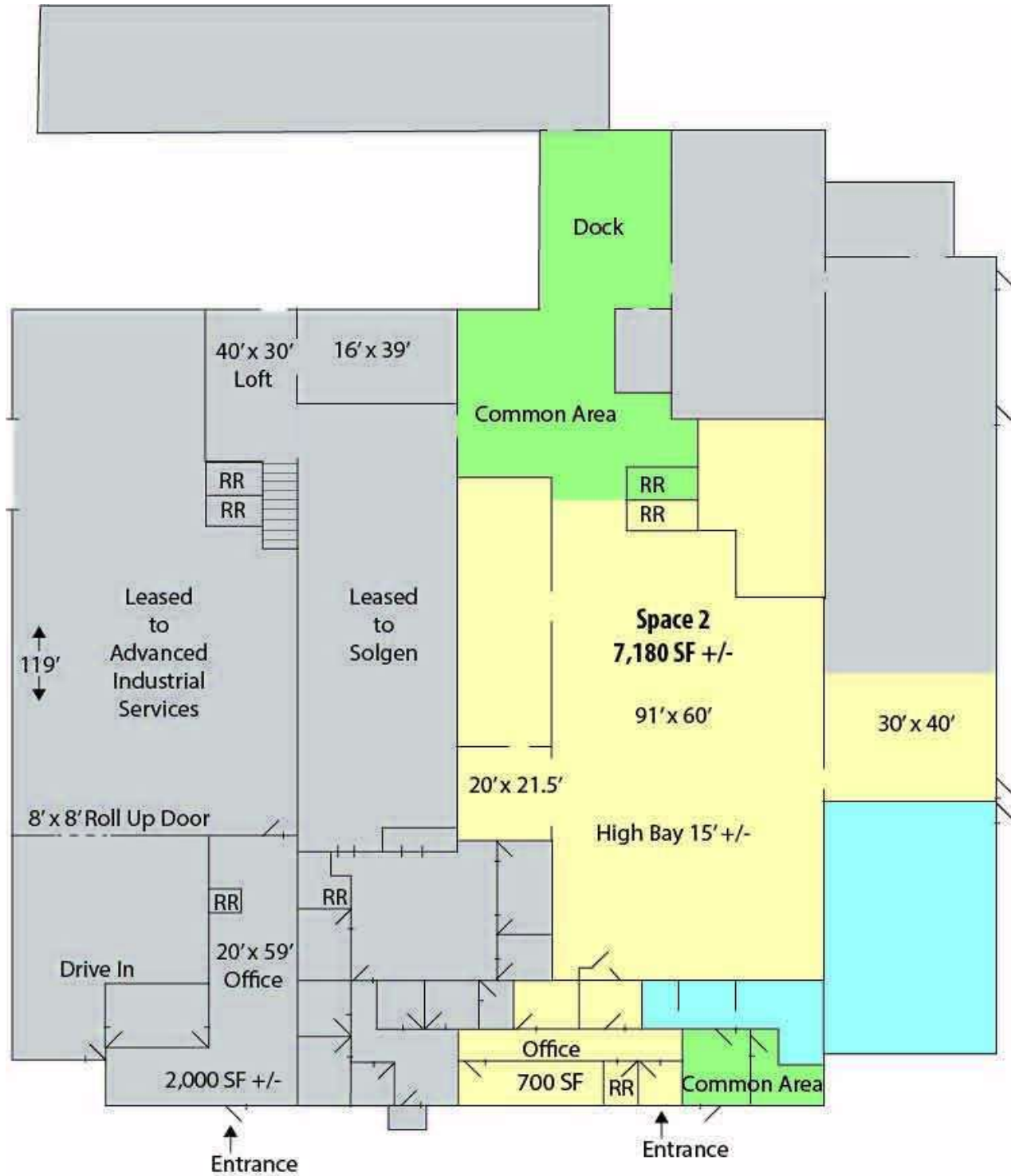
Address	96 Caldwell Drive, Cincinnati, OH 45216		
Total Available	38,756 SF	Ceiling Height	10' 8" - 16'
Space 1	7,100 SF +/- Total 2,000 SF +/- Office	Column Spacing	Varies
Space 2	7,880 SF +/- Total 700 SF +/- Office	Loading Doors	2 Well Docks & 4 Drive-Ins
Lease Rate	\$6.50 SF/yr MG + Prorated share of utilities		
		Construction	Masonry, Steel, Wood
Year Built	1942 & 1950 (Hamilton County Auditor)	Floor	Concrete
Acreage	2.996 acres	Roof	Rubber Membrane & Metal
		Lighting	LED (Motion Sensor)
Parking	23 individual spaces	Power	Heavy Power 480V, 240V, 3-Phase
		Sprinkler System	Dry System
County	Hamilton County	Heating & AC	Full HVAC in Offices
Municipality	Springfield Township	Ventilation	Vent Fans
Zoning	M-1 Light Industrial		
Parcel ID	590-0071-0108-00 590-0071-0099-00	Security	Fire Monitoring & Security Cameras
Highway Access	Nearby access to I-75 (Exit 9 & 10)	Utility Providers	Duke Energy Gas & Electric Greater Cincinnati Water Works Water & Sewer
Possible Signage	Monument Sign Along Caldwell Dr Rooftop Sign Visible to Ronald Reagan Hwy	Flood Plain	100 year floodplain

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INDUSTRIAL FOR LEASE 96 CALDWELL DRIVE

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[**MORE PHOTOS**](#)

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