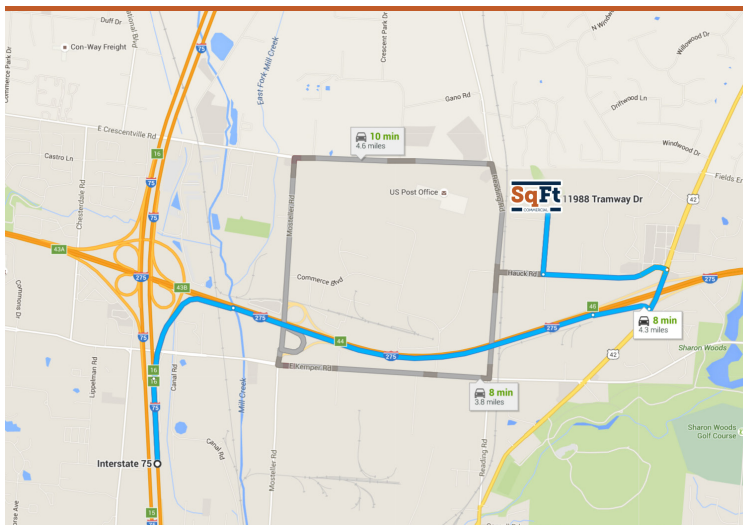


11988 TRAMWAY DR, CINCINNATI, OH 45241

NET LEASED INVESTMENT PROPERTY FOR SALE



PROPERTY HIGHLIGHTS



22,745 Total SqFt

- Second floor finished mezzanine; 3,765 SqFt
- Outside storage building: 1,000 SqFt (25'x40') with One (1) 12' x 12' drive-in door
- Compressed airlines and Argon gas pipes throughout
- Three (3) air compressors - 30 horse power per unit
- 100% HVAC throughout
- Fiber optics on site with backup generator for IT equipment
- Glycol chiller system
- Two (2) paint booths
- Epoxy floors
- US Government/Military approved secure rooms within warehouse
- Clerestory windows in office area

Office SqFt:	7,182
Warehouse/Lab SqFt:	15,563
Mezzanine SqFt:	3,765 (30' x 127')
Acreage:	2.563
Clear Height:	19' - 21'
Year Built:	1999/2003
Type Construction:	Pre-engineered metal and split face concrete block
Lighting:	Fluorescent and metal halide
Column Spacing:	Clear span
Dock door:	N/A

Drive-in door:	One (1) - 12'x14'
Sprinkler:	Yes - Wet System
Electrical Service:	208/120 volts/3phase/1,600 + amps - Bus duct in warehouse
Heat:	100% HVAC throughout - Natural gas
Roof:	Metal
Parking Lot:	Asphalt - 65 spaces
Restrooms:	Five (5) total; Two (2) in office and three (3) in warehouse
Assessed Valuation:	\$1,461,450 (\$64/SqFt)
Annual Property Taxes:	\$35,952 (\$1.58/SqFt)
Hamilton County Parcel ID:	608-0027-0239-00

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11988 TRAMWAY DRIVE

CINCINNATI, OH

TENANT INFO



11988 Tramway - Lease Summary

Tenant:	GE Inspection Technologies	
Tenant Website:	https://www.bhge.com/	
Total SqFt:	22,745	
Lease Commencement:	9/1/2017	
Lease Term:	60 months	
Rent Escalations:	None	
Renewal Option:	At market - 9 months notice	
		PSF
Modified Net Lease: Tenant pays all property taxes, building insurance, grounds maintenance, interior maintenance)	\$239,050	\$10.51
Less (landlord responsibilities): General maintenance/reserves i.e. roof, structure, and HVAC replacement	\$20,000	\$0.88
Net operating income:	\$219,050	\$9.63
Asking price:	\$2,900,000	\$128
Cap Rate:	7.55%	

Baker Hughes, a GE company (NYSE:BHGE) is the world's first and only fullstream provider of integrated oilfield products, services and digital solutions. Drawing on a storied heritage of invention, BHGE harnesses the passion and experience of its people to enhance productivity across the oil and gas value chain.

BHGE helps its customers acquire, transport and refine hydrocarbons more efficiently, productively and safely, with a smaller environmental footprint and at lower cost per barrel. Backed by the digital industrial strength of GE, the company deploys minds, machines and the cloud to break down silos and reduce waste and risk, applying breakthroughs from other industries to advance its own.

With operations in over 120 countries, the company's global scale, local know-how and commitment to service infuse over a century of experience with the spirit of a startup – inventing smarter ways to bring energy to the world.



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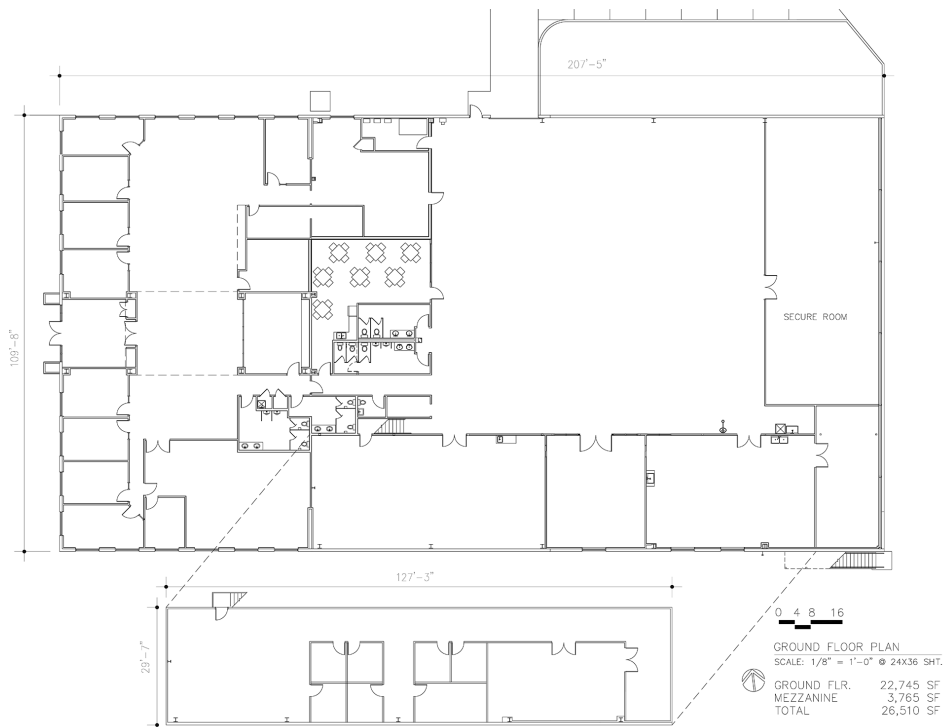
11988 TRAMWAY DRIVE

CINCINNATI, OH

AERIAL



SITE PLAN



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