

RATE REDUCED!

Manufacturing/Distribution AVAILABLE FOR SUBLEASE

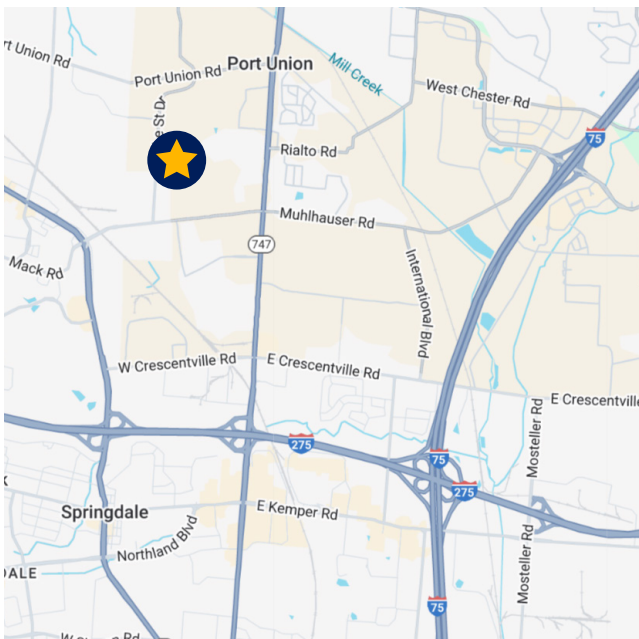
4436 Muhlhauser Rd
Suite 100
Hamilton, OH 45011

SUBLEASE OVERVIEW

Total Available SF:	54,000 SF
Office SF:	2,209 SF
Base Rent:	\$6.50 PSF Net
OpEx:	\$2.10 PSF (2026 Est.)
Sublease Term:	Through 3/31/2028
Clear Height:	28'
Power:	12,470vV Primary Utility Service - Electrical Infrastructure attached
Loading:	10, 9x10 docks w/ levelers 1, 12x14 ramp

NOTES

- Available: September 1, 2026
- Building Size: 180,000 SF
- Total Available for Sublease: 54,000 SF
- Office SF: 2,209 SF (does not include separate lab)
- Lighting: LED in Warehouse
- HVAC in office. Cambridge Make-Up air unit: 1,200,000 BTU (heat only) in warehouse
- Truck Court: 60 feet
- Parking: 5 spaces reserved at the back, 6 spaces reserved at the front and an additional 20 spaces shared at the front of the building.
- Fans: 3 Units (2 – Macro Air – diameter 20' and 1 Rite Hite – diameter 20')
- Exhaust System: 3 Units – Greenheck – Model ESR-CC – 460 V – 8.5 A – 5 HP



CONTACT

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ELECTRICAL INFRASTRUCTURE

1. Utility Service and Transformer Infrastructure

- 12,470-volt primary utility service dedicated to the facility.
- 2,500 kVA pad-mounted transformer, delivering 12,470V primary to a 480V secondary.
- Fully integrated grounding and coordinated with the power utility for optimal performance and safety.

2. Secondary Distribution and Main Switchgear

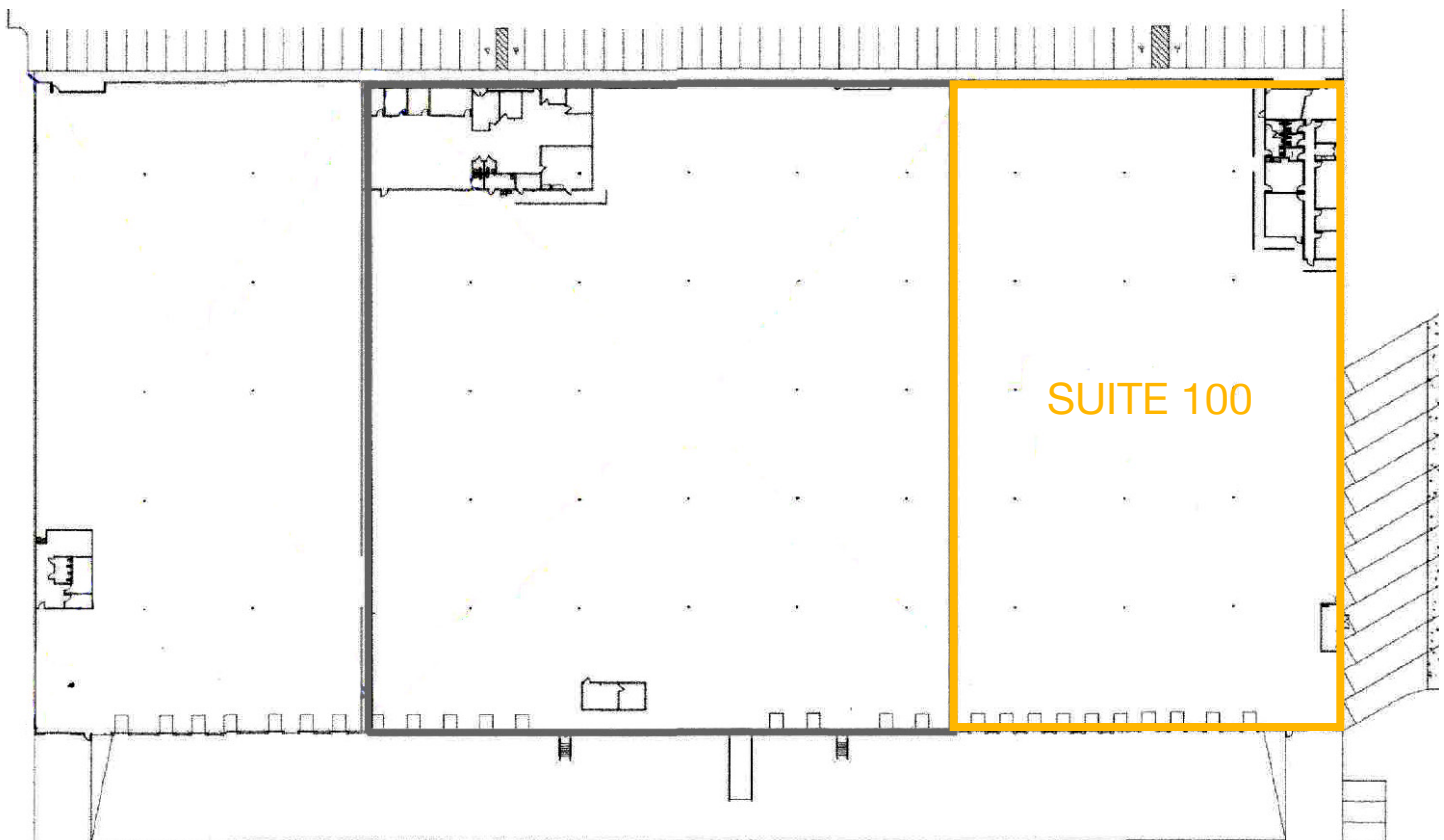
- Secondary conductors feed a 3,000-amp interior distribution switchgear from the transformer.
- Installation includes eight parallel sets of 750 kcmil aluminum conductors in 4-inch EMT conduit for efficient, resilient power delivery.
- Switchgear is mounted on a reinforced housekeeping pad to ensure structural integrity and facilitate long-term equipment performance.

3. Panelboards and Branch Power Distribution

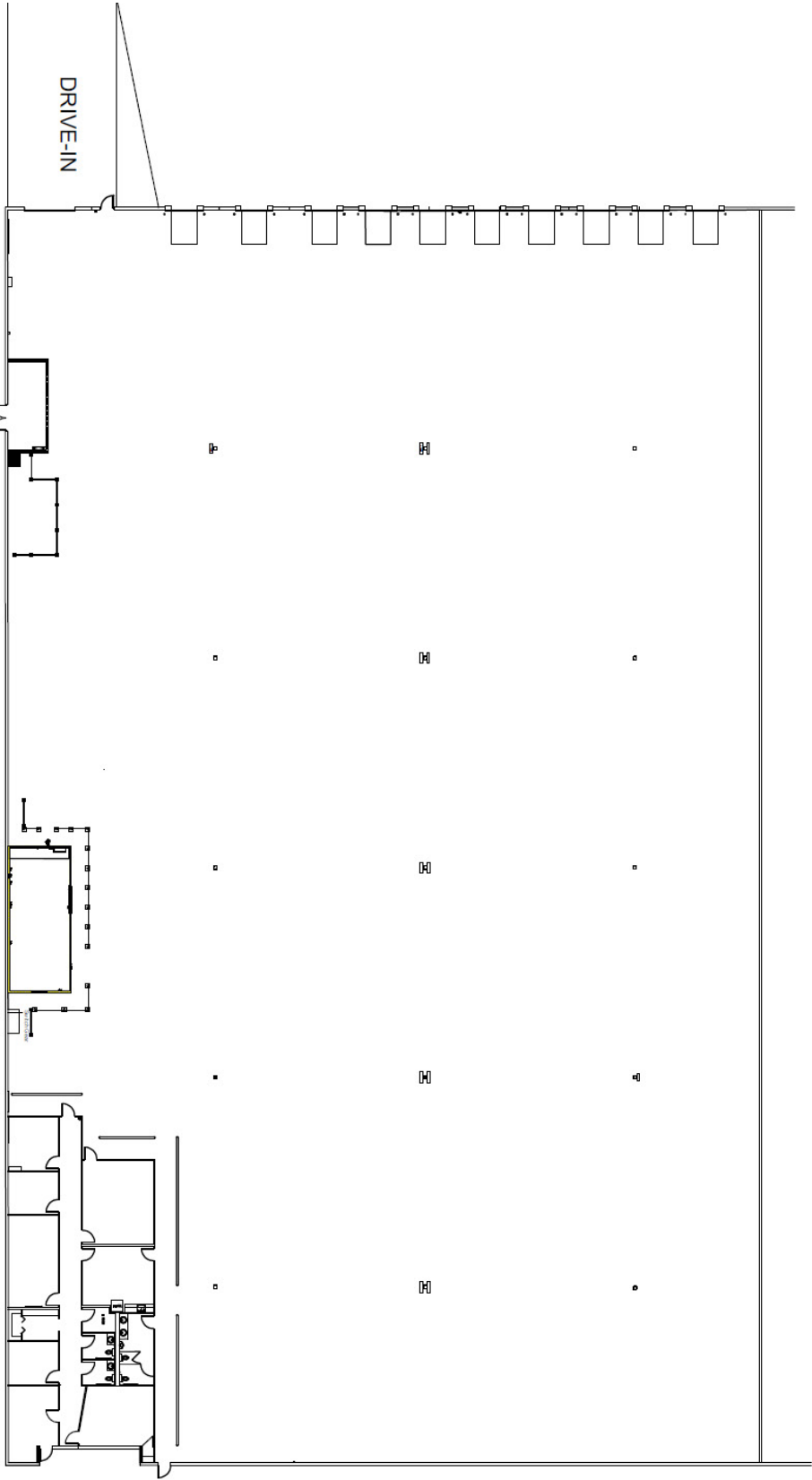
Strategically located panelboards provide convenient, balanced distribution of power throughout the facility:

- One (1) 800A, 480V panelboard
- Eight (8) 600A, 480V panelboards
- One (1) 400A, 480V panelboard

All units are column-mounted and supplied directly from the main 3,000A switchgear using high-capacity aluminum MC cable.

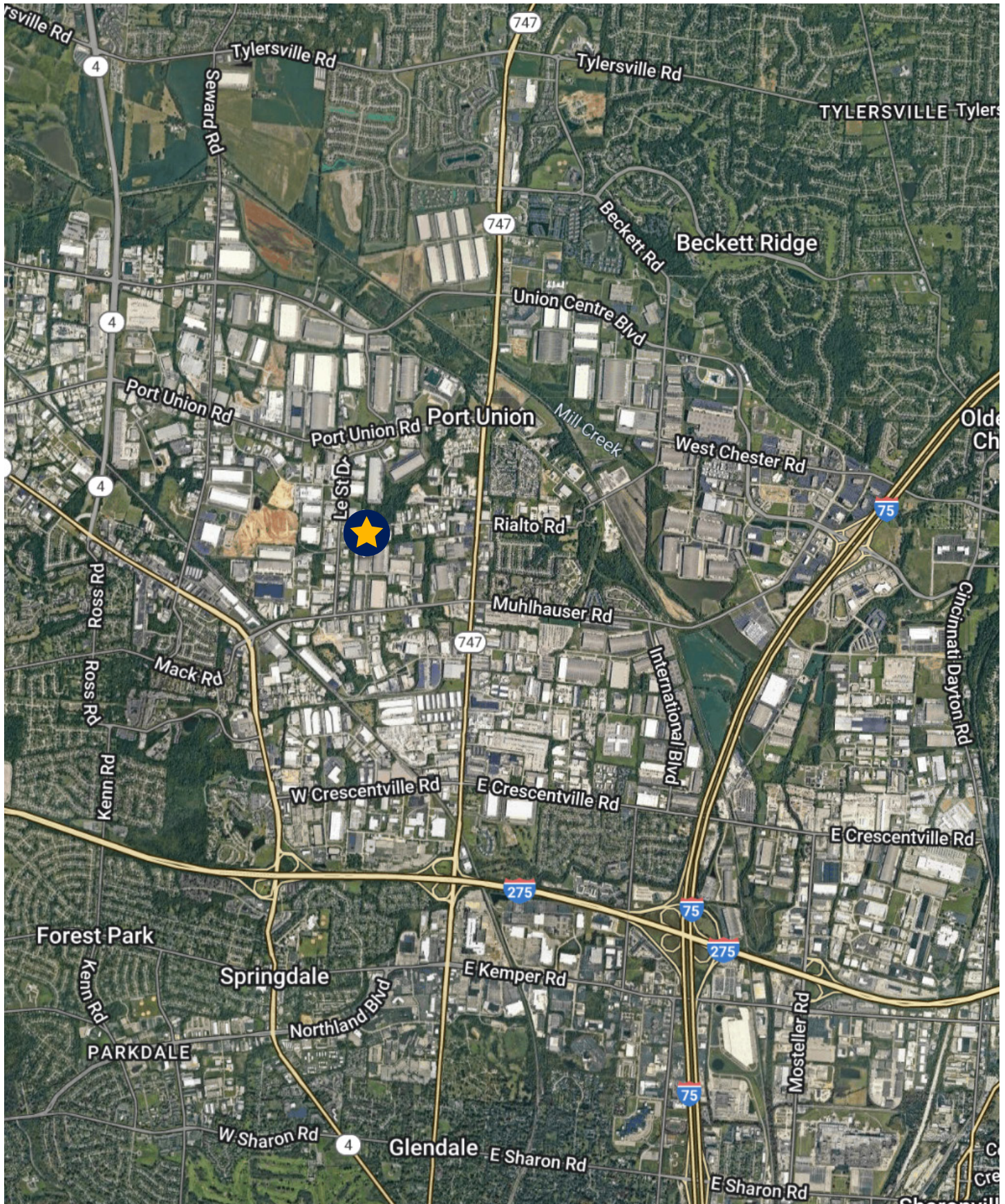


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