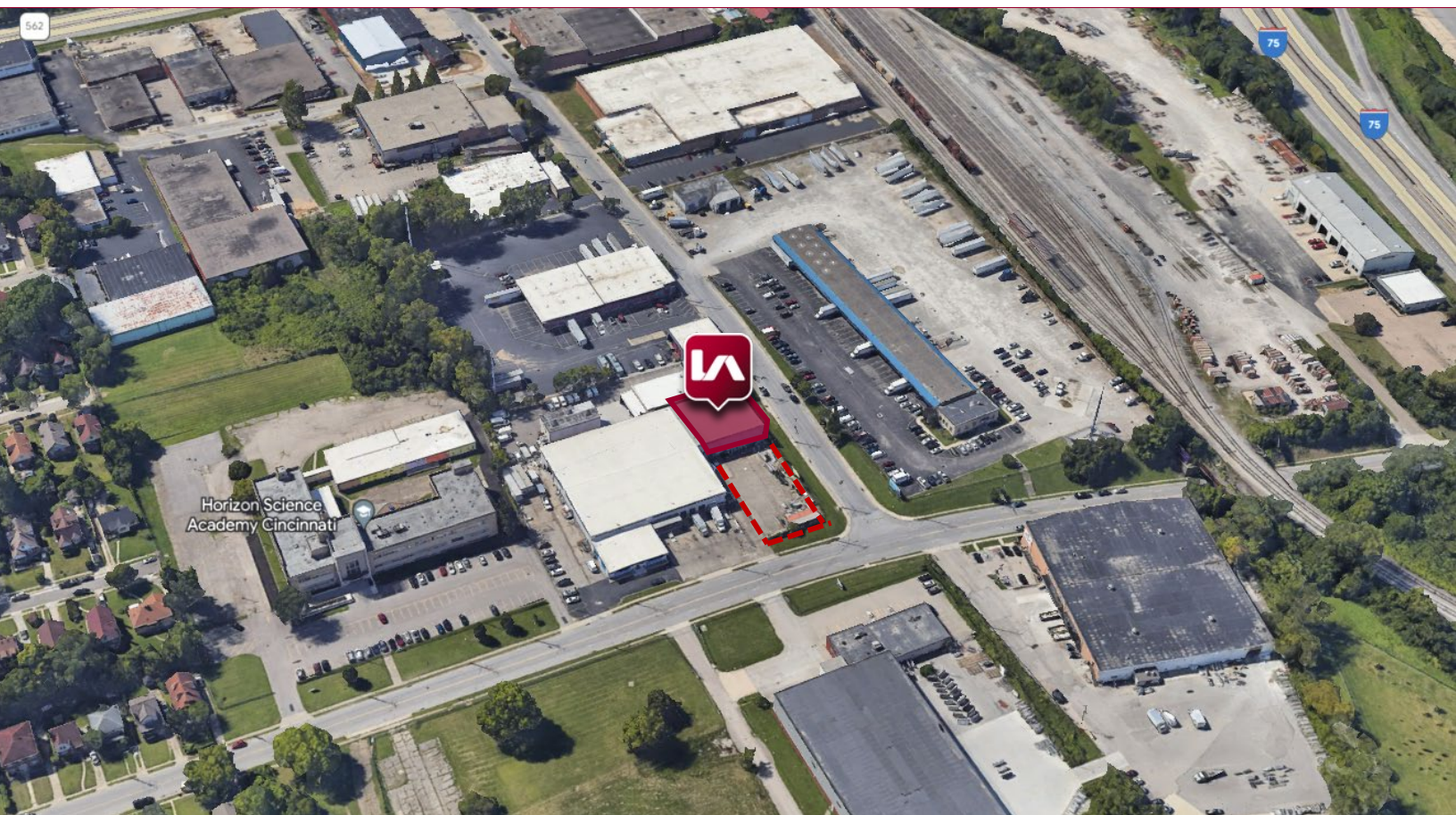


7,200 SF ANNEX FOR SUBLEASE

1025 LAIDLAW AVENUE

WAREHOUSE - CENTRAL/MIDTOWN



PROPERTY SUMMARY:

AVAILABLE SF: 7,200 SF

LEASE RATE: \$8.50/SF MG

OPEX: Included in rate

TERM: Expires 8/31/28

YEAR BUILT: 1966

HEAT: Gas unit heaters

PROPERTY HIGHLIGHTS

- Clearspan warehouse
- 2 dock doors with pit levelers (9' x 10')
- Fenced outside storage included (150' x 100')
- Central location, convenient highway access
- No office

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COMMERCIAL REAL ESTATE SERVICES

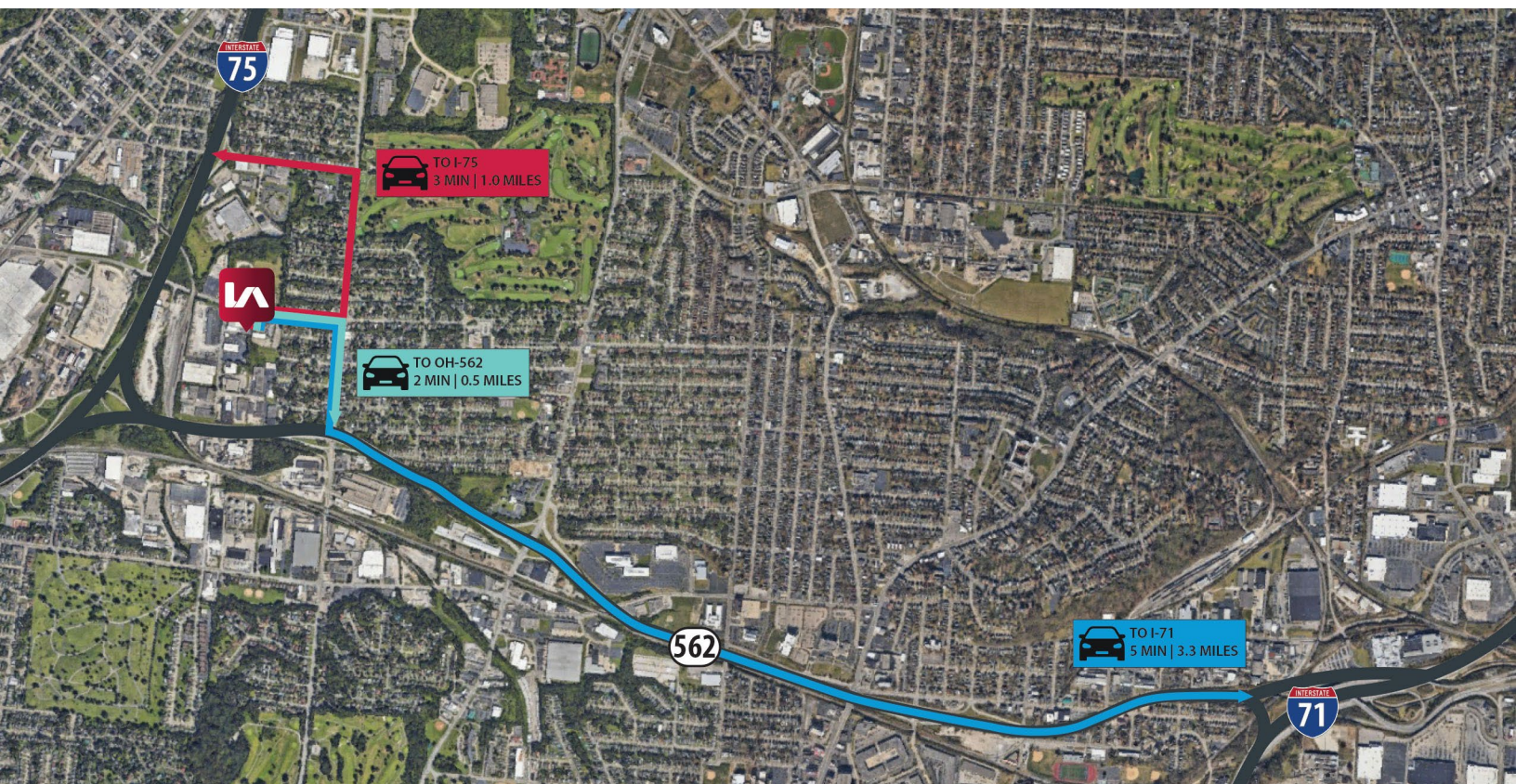
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7,200 SF ANNEX FOR SUBLEASE

1025 LAIDLAW AVENUE

FACT SHEET

Location:	Cincinnati, OH 45237	Heating:	Gas unit heaters
Available Space:	7,200 SF	Parking:	Surface lot
Office Size:	None	Restrooms:	One
Zoning:	MG – Manufacturing General	Sprinkler:	Dry
Access to Expressways	I-75, I-71, OH-562	Lighting:	Metal Halide
Year Built:	1966	Electrical Service:	110V outlets (tab meter)
Column Spacing:	Clearspan	Floor Drains:	Yes
Floor:	Concrete	Gas:	Duke Energy (tab meter)
Roof:	Pitched Metal	Sewer:	MSD
Ceiling Height:	16'-20'	Water:	MSD
Loading Facilities:	2 docks w/ pit levelers (9' x 10')	Available:	Immediately
Ventilation Fans:	Yes, may not work	Term:	Sublease Expires 8/31/28
		Lease Rate:	\$8.50/SF MG



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