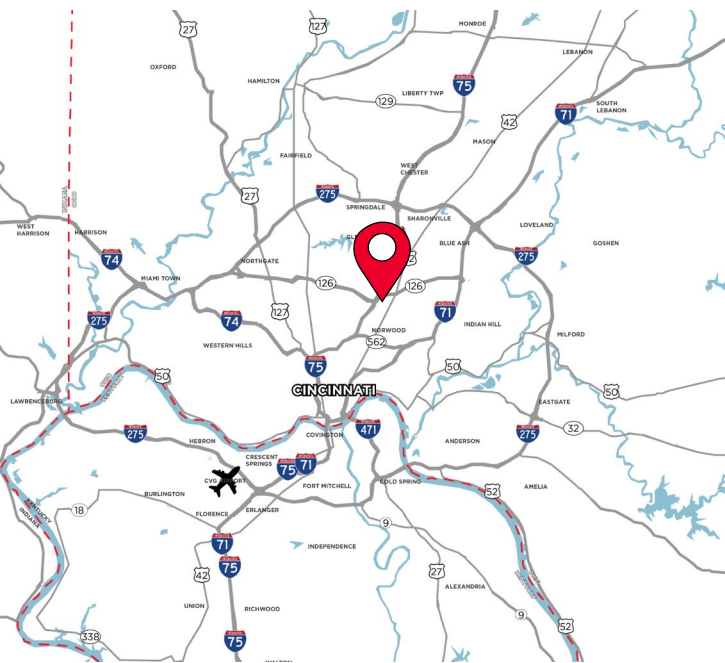


FOR LEASE
**5179 FISHWICK
DRIVE**
CINCINNATI, OH 45216

RATE: \$6.95/SF/YR/NNN OPEX: \$2.00/SF



PROPERTY HIGHLIGHTS

- 16,020 Total SF
- 10,170 SF Warehouse
- 5,850 SF Office
- 1.85 Acres
- (1) Dock Door (9'x10')
- (2) Drive In Doors (10'x10' & 7'x7')
- I-75 Signage Available

For more information, contact:

Ben McNab
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FOR LEASE

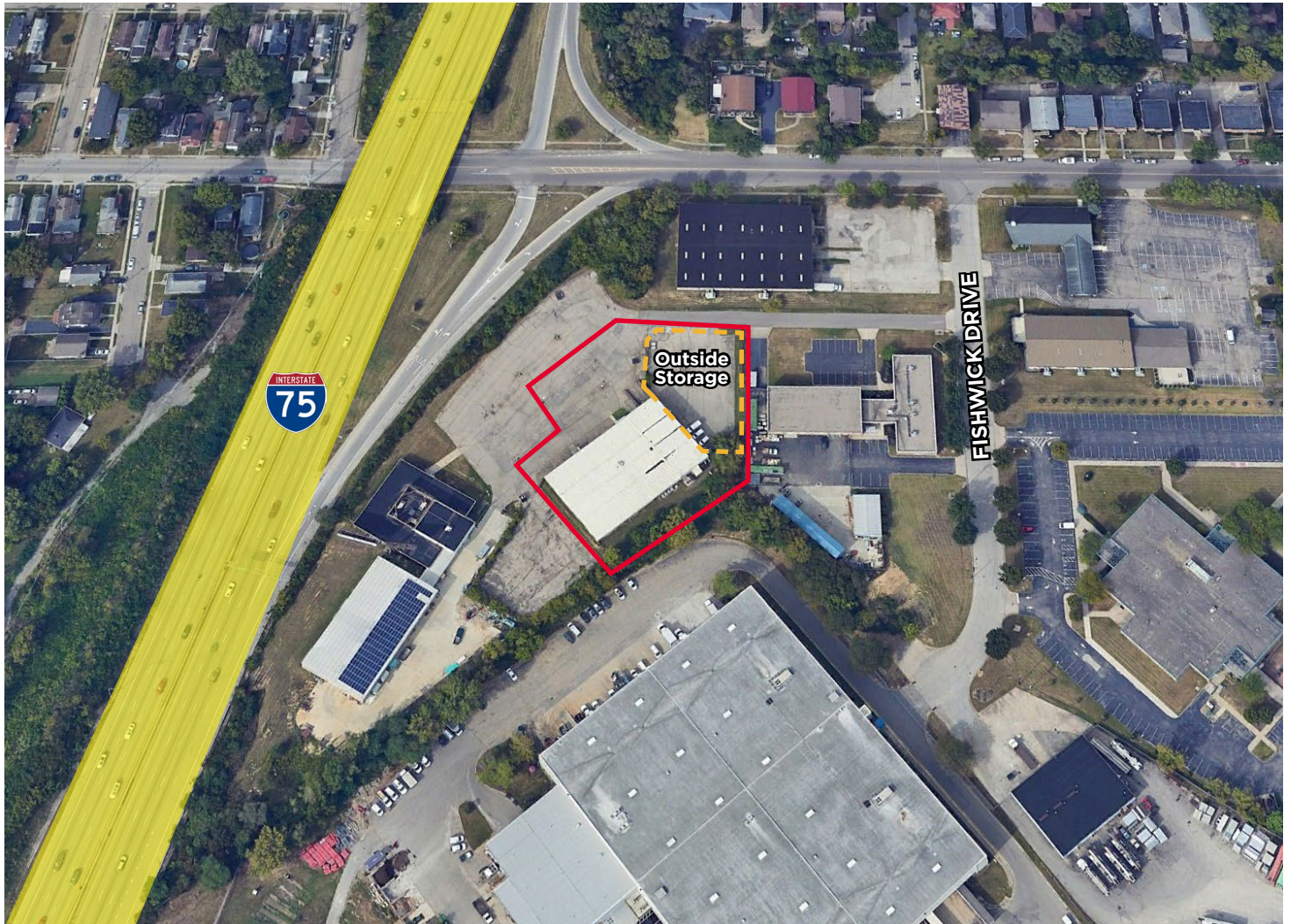
5179 FISHWICK DRIVE

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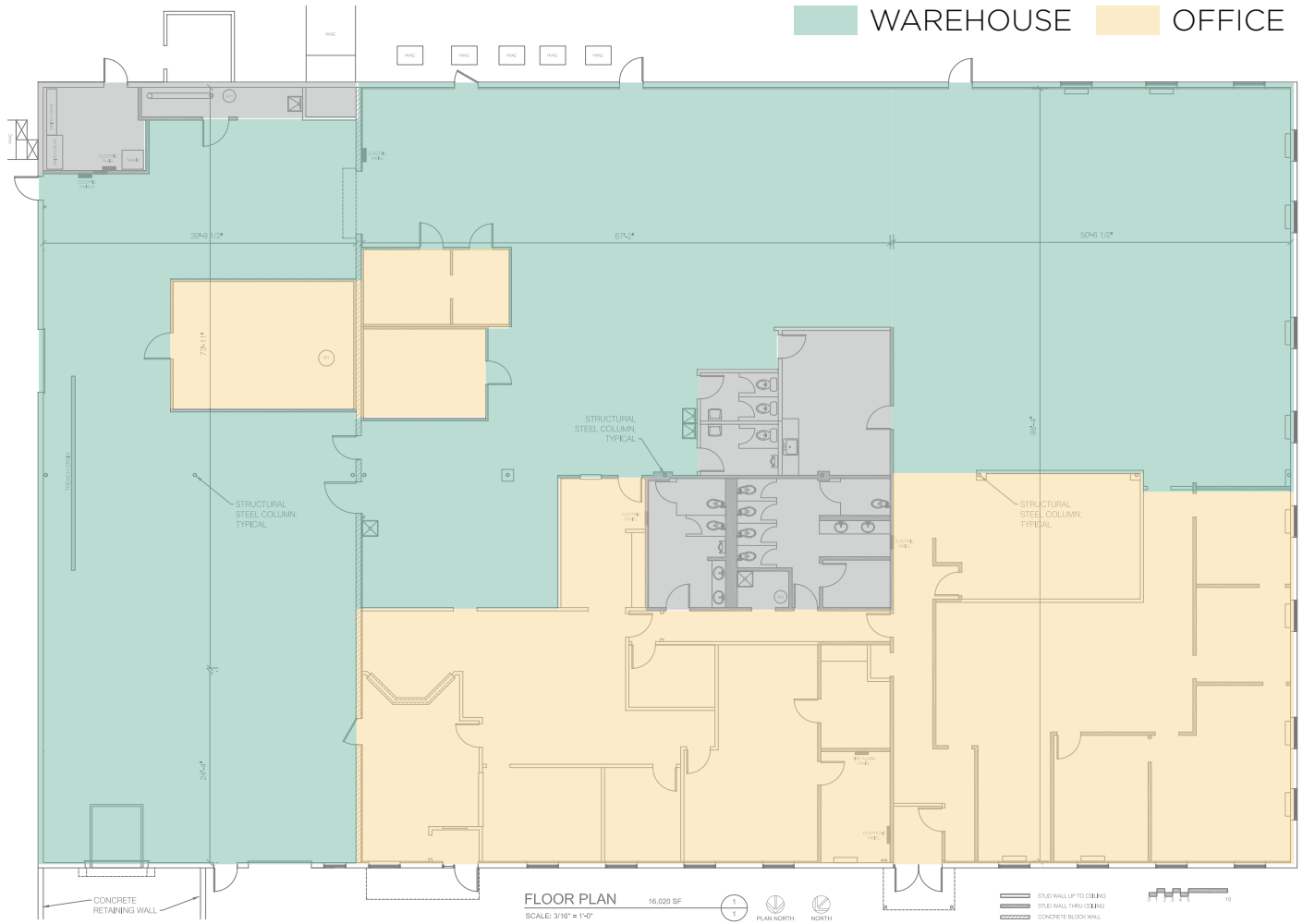
BUILDING SPECIFICATIONS

RATE: \$6.95/SF/YR/NNN

COUNTY	Hamilton County	DOCK DOORS	(1) Dock Door (9'x10')
YEAR BUILT	1979	DRIVE IN DOORS	(2) Drive In Doors (10'x10' & 7'x7')
AVAILABLE SPACE	15,881 SF	HIGH BAY	40'x100'
OFFICE SPACE	3,300 SF	LOW BAY	120'x100'
CLEAR HEIGHT	12'-19'	OPEX	\$2.00/SF
LIGHTING	LED	MISC	No sprinklers 4 Restrooms Break room Fenced lighted outside storage
HVAC	100%		

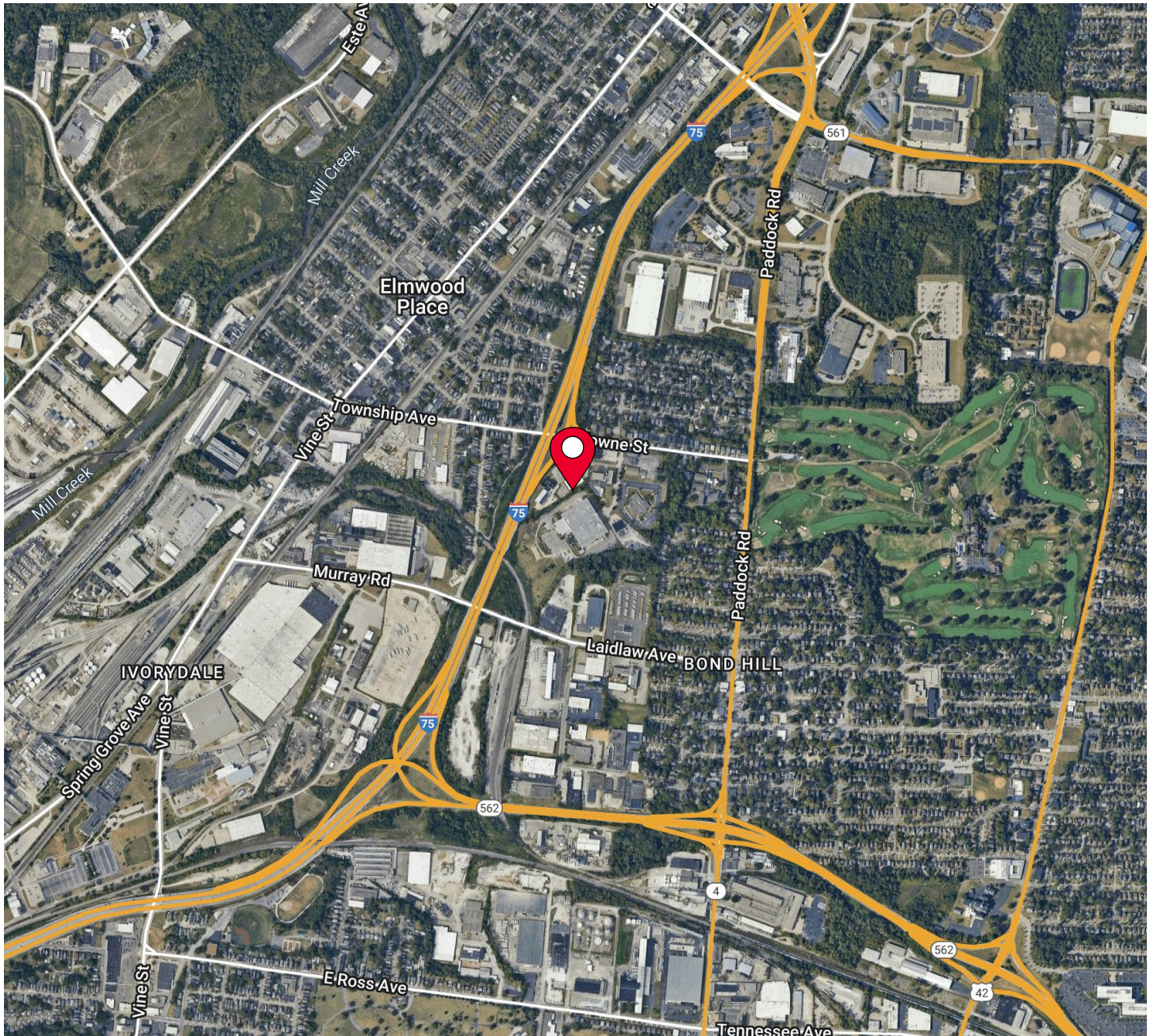


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AERIAL LOCATION



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