



For lease

8485 Broadwell Rd, Cincinnati, OH 45244

18,750 SF - 424,000 SF Available

 **JLL** SEE A BRIGHTER WAY

8485 Broadwell Rd, Cincinnati, OH

The property features a new roof, minimizing immediate capital needs. Positioned in a no-earnings-tax municipality, it delivers substantial cost advantages while offering expansion flexibility with the adjacent property available.

Building SF	424,000 SF
Min. Divisible	18,750 SF
Office SF	85,000 SF
Zoning	Industrial
Clear height	11'-28'
Docks	22
Drive-ins	5
Power	2000KVA/480V/3 phase 1500 KVA/480V/3 Phase
Sprinklers	WET
Column spacing	Varies
Auto parking	Yes
Lease Rate	\$5.50 PSF NNN
OpEx	\$1.25/SF NNN



Location



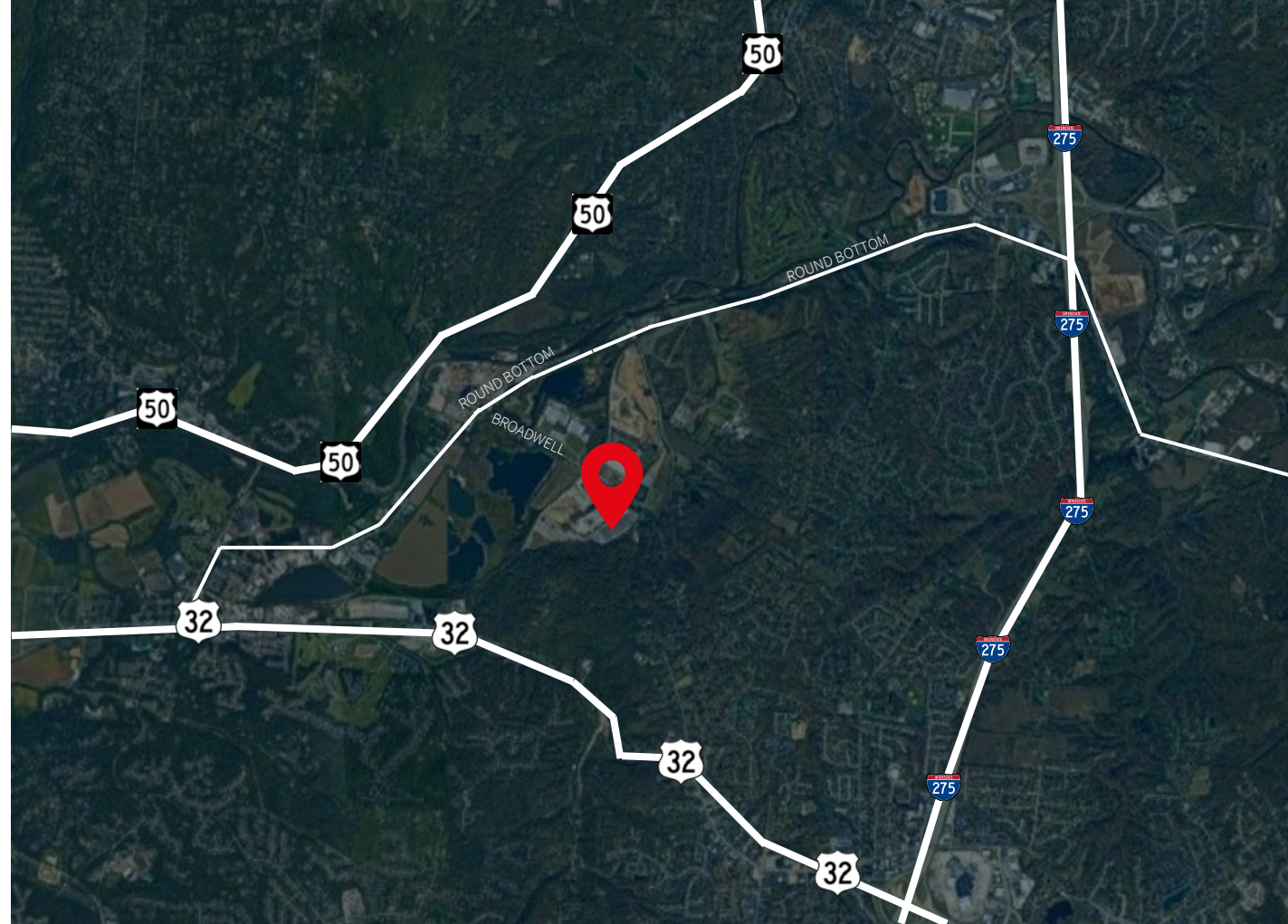
Strategic east side Cincinnati area location in Anderson Township



Direct I-275 access with Norfolk & Southern rail service for seamless distribution



Affluent trade area featuring low unemployment, reliable workforce, and exceptional logistics positioning along primary distribution routes

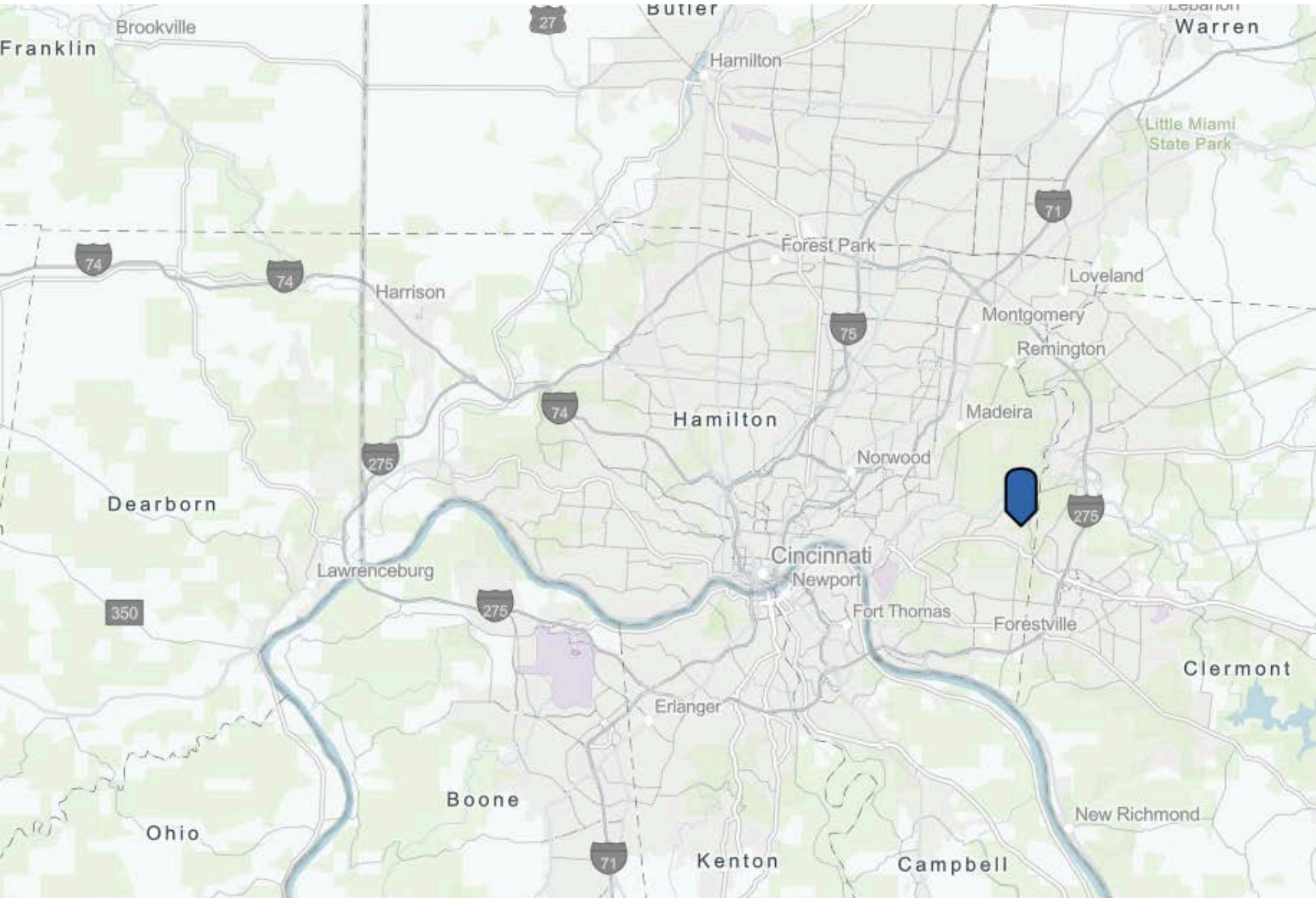


24-acre complex on recently renovated warehouse facility

Mid-American advantage — Lower cost logistics hub vs Northeast & West Coast markets

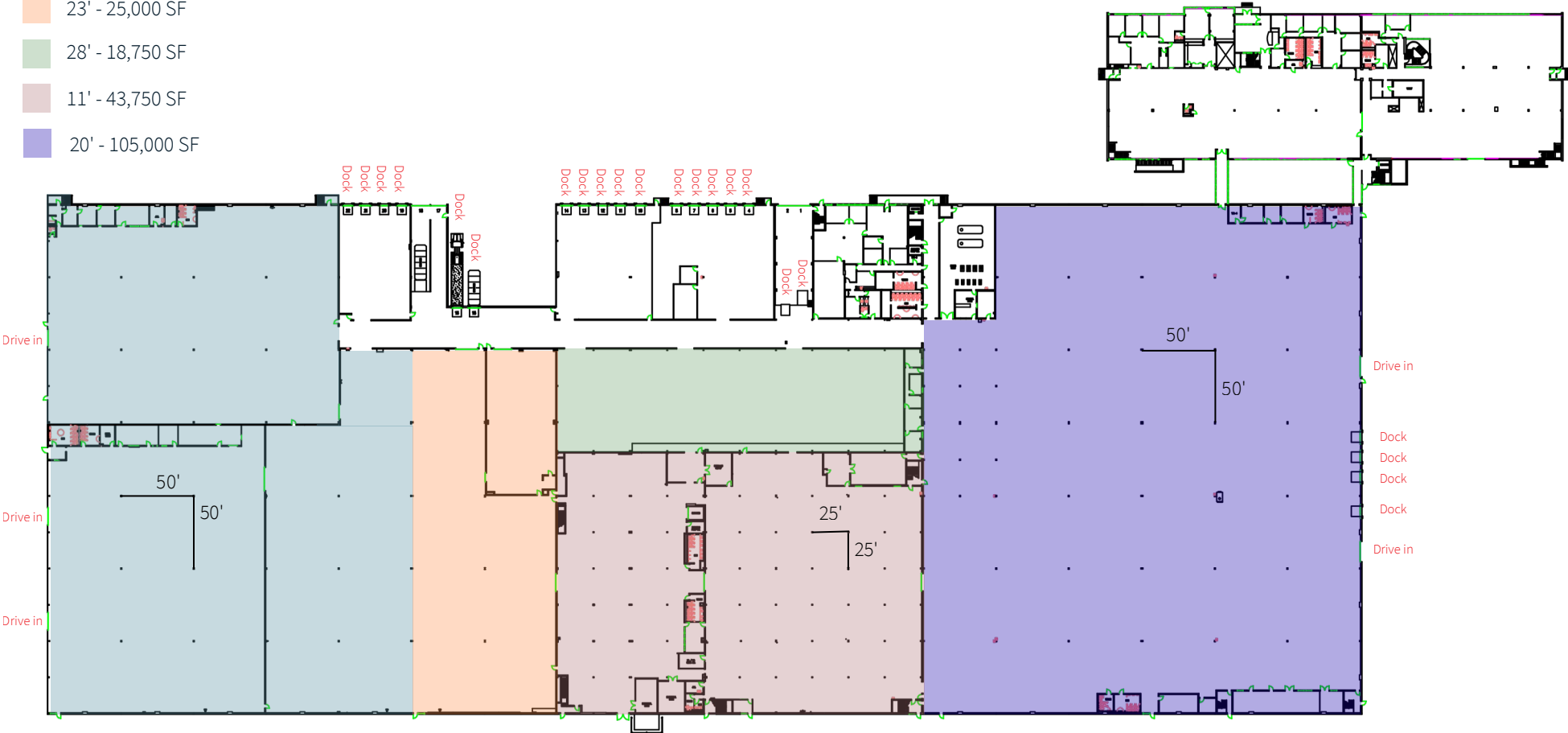
Established industrial node with strong tenant base and proven logistics network

Location



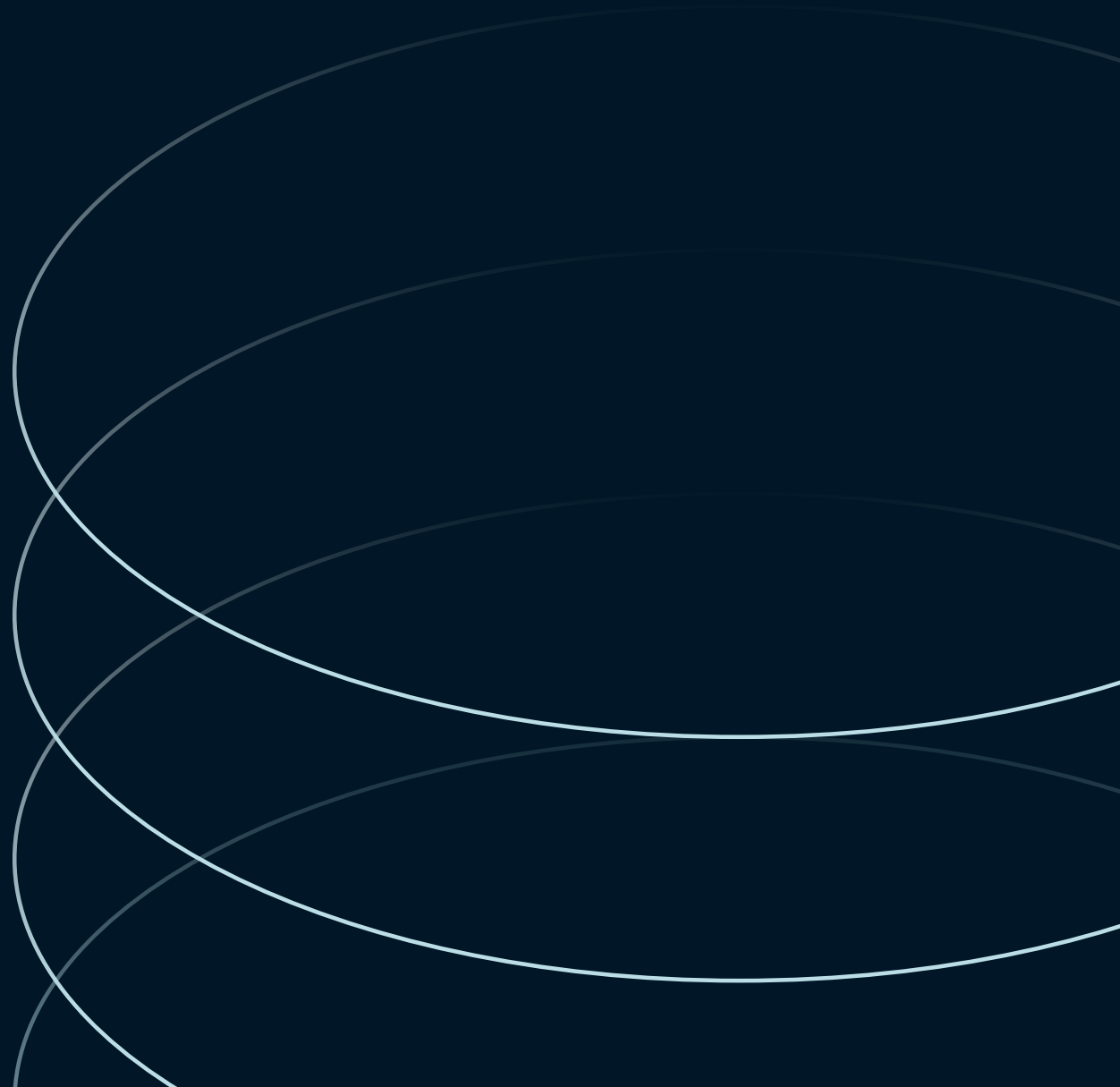
Floorplan

- 18' - 82,000 SF
- 23' - 25,000 SF
- 28' - 18,750 SF
- 11' - 43,750 SF
- 20' - 105,000 SF



Photos





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