

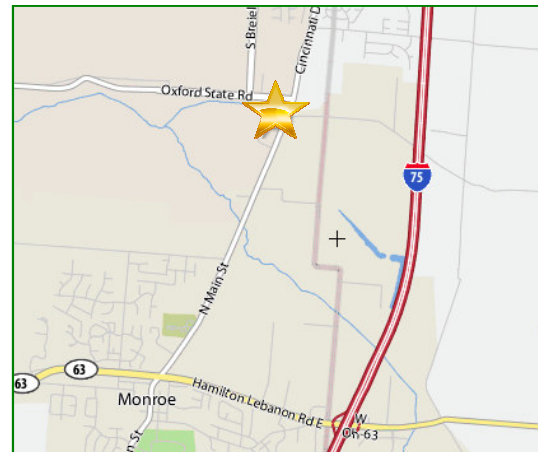
Capital Real Estate Partners, LLC

AVAILABLE FOR SUBLEASE Office & Warehouse Space



4665 Emerald Way, Middletown, OH

- Great location between Cincinnati and Dayton
- Easy access to I-75
- Industrial Park Setting
- Existing Sub Lessee willing to co-occupy
- 19 months remaining on sub- lease
- Class B office



For further information, please contact:

Larry Wood

(513) 762-7622

E-mail: larry.wood@capitalrealestate.org

Information submitted herein has been obtained from reliable sources. We have no reason to doubt its accuracy, but we do not guarantee it.

COMMERCIAL
Real Estate



General Building Specifications

| | |
|-----------------------------|---|
| Property ID: | 4665 Emerald Way |
| Land Area: | 1.722 acres |
| Zoning: | I-2 Heavy Industrial |
| Year Built: | 1999 |
| Building Dimensions: | 80' x 100' |
| Construction: | Conventional structural steel frame & masonry walls |
| Roof: | Metal |
| Ceiling Height: | 15' @ Eaves Clear |
| Sprinkler / Type: | None |
| Column Spacing: | Clear |
| Warehouse Lighting: | Metal Halide |
| Miscellaneous: | Cat 6 wiring |

Availability Specifications

| | |
|----------------------------|--------------------------------|
| Total Available: | 12,000 SF |
| Office Size: | 6,000 SF |
| Warehouse Size: | 6,000 SF |
| Floor Construction: | Concrete |
| Air Conditioning: | Offices |
| Heat Warehouse: | Gas fired unit heaters |
| Power / Electric: | 400 amp, 240 volt, three phase |
| Dock Doors: | 1 - 8' x 9' |
| Drive-in Doors: | 2 - 14' x 14' |
| Security System: | Yes |
| Parking: | 32 spaces |
| Annual Taxes: | \$9,918 |

| | |
|------------------------|----------------------------|
| Sub Lease Rate: | \$6,000/month gross |
| Warehouse Rate: | \$3.50/ sf gross |
| Office Rate | \$8.50/ sf gross |

Current Sub Lessee will consider co-occupancy with utilities on a pro-rata basis. Warehouse currently divided approximately 50/50.

Information submitted herein has been obtained from reliable sources. We have no reason to doubt its accuracy, but we do not guarantee it.