



# MetroWest

## West Eighth Street & Evans Street

*Near Downtown Cincinnati  
New Class A Multi-Tenant Light  
Industrial/Business Park  
Up to 250,000 Square Feet Available  
Construction to Commence February 2011*



- First New Construction Light Industrial/Office-Flex Available near Downtown
- Energy-efficient buildings save utility and operating expenses
- 18 acres in Lower Price Hill industrial district
- Perfect for light and advanced manufacturing; assembly and distribution; flex and office users
- 1.5 million workers within an hour's driving distance
- 1.5 mi and 5 minutes from Downtown Cincinnati
- 1 mi from I-75 via Freeman Avenue entrance
- 12 mi from Cincinnati/Northern Kentucky Int'l Airport



### Build-to-Suit, Sale or Lease

**Total Leasable Area:** Approximately 250,000 total RSF

- Building A: 60,000
- Building B: 60,000
- Building C: 100,000
- Building D: 30,000

### Landlord Finish Allowance Provided

#### Amenities:

- Exterior signage available to major tenant
- Abundant onsite parking
- Close to Downtown Cincinnati and Western Hills and Queensgate service businesses
- Rail access on property
- Incentives available for qualified parties



### CO-DEVELOPED BY:



### FOR INFORMATION:

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