

A CUSHMAN & WAKEFIELD NATIONAL INDUSTRIAL ADVISORY GROUP INVESTMENT OPPORTUNITY

BEARCAT MULTI-TENANT PORTFOLIO

CINCINNATI MSA



1901 INTERNATIONAL WAY, HEBRON, KY



1961-1975 INTERNATIONAL WAY, HEBRON, KY



9407-9415 MERIDIAN WAY, WEST CHESTER, OH



9422-9446 MERIDIAN WAY, WEST CHESTER, OH



9955 INTERNATIONAL BLVD, WEST CHESTER, OH

INFILL CINCINNATI LOCATIONS | TOP TIER SUBMARKETS | 100% LEASED | DIVERSE TENANCY | INDUSTRIAL PARK SETTING

EXECUTIVE SUMMARY

The Offering

Cushman & Wakefield's National Industrial Advisory Group has been retained by ownership as its exclusive advisor in the sale of the **Bearcat Multi-Tenant Portfolio** (the "Portfolio"). The Portfolio is a collection of five (5) high-quality assets in Cincinnati totaling 588,197 square feet.

The Portfolio is strategically positioned in two of Cincinnati's most dynamic industrial submarkets - Northern Kentucky and Northwest Cincinnati - which are recognized as key hubs for logistics and distribution, driven by their central location, excellent highway connectivity, and robust labor pool.

100% leased to ten (10) tenants, the Portfolio has a weighted average lease term of 3.8 years, and has exercised 15 renewals and 5 expansions. Offering an attractive rollover schedule, investors have the ability to enhance returns.

The **Bearcat Multi-Tenant Portfolio** represents an exceptional opportunity for investors to acquire five institutionally developed and maintained properties in Cincinnati's most sought-after industrial markets, supported by strong market fundamentals and long-term growth potential.

1961-1975 INTERNATIONAL WAY, HEBRON, KY



1901 INTERNATIONAL WAY, HEBRON, KY



PROPERTY OVERVIEW



Portfolio Size
588,197 SF



Buildings
5



Submarkets
**Northern Kentucky &
Northwest Cincinnati**



Avg. Year Built
1996



Leased
100%



Tenants
10



WALT
3.8 Years

PORTFOLIO SNAPSHOT

ADDRESS	SUBMARKET	TOTAL SF	YEAR BUILT	CLEAR HEIGHT	% OFFICE	% LEASED	# OF TENANTS	WALT (AS OF 4/1/25)
1901 International Way Hebron, KY	Northern Kentucky	218,400 SF	1995 / 2015 Exp.	28'	3.3%	100%	1	5.8 Yrs
1961-1975 International Way Hebron, KY	Northern Kentucky	96,513 SF	1990	20'	9.8%	100%	2	3.2 Yrs
9407-9415 Meridian Way West Chester, OH	Northwest	86,364 SF	1999	24'	33.9%	100%	3	2.3 Yrs
9422-9446 Meridian Way West Chester, OH	Northwest	64,800 SF	1998	18'	13.2%	100%	3	4.1 Yrs
9955 International Boulevard West Chester, OH	Northwest	122,120 SF	1998	26'	17.6%	100%	1	1.8 Yrs
PORTFOLIO TOTAL / WTD. AVG	5 Buildings	588,197 SF	1996	25'	12.9%	100%	10 Tenants	3.8 Yrs



LOCATED IN ESTABLISHED INDUSTRIAL PARKS



INSTITUTIONALLY OWNED AND MAINTAINED ASSETS



HEALTHY UPSIDE IN RENTS



~70% BELOW REPLACEMENT COST



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HEBRON, KY



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Click below for more information and insights from our National Industrial Advisory Group

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