



For Lease

CONTACT US

Chuck Ackerman, CCIM, SIOR

Senior Vice President
+1 513 562 2266
chuck.ackerman@colliers.com

Jeffrey Kroeger, CCIM, SIOR

Vice President
+1 513 562 2215
jeffrey.kroeger@colliers.com

Bill Keefer, SIOR

Senior Vice President
+1 513 562 2235
bill.keefe@colliers.com

Colliers Cincinnati

425 Walnut Street | Suite 1200
Cincinnati, Ohio 45202
Main: +1 513 721 4200

11135 Ashburn Road Cincinnati, OH 45240

- 23,000 SF Total - Divisible to 8,000
- 3,849 SF Office Space - Divisible
- Excellent Condition - Built in 2003
- Situated on 1.5 Acres
- Block & Metal Construction
- 20'-25' Clear Height
- Natural light wall panels in warehouse
- Climate controlled server room
- Fenced-in lot
- 4 Docks with 2 levelers
- 3 Drive-in doors
- 800 Amp, 208/120 3 Phase Service
- Ample on-site parking
- Close proximity to I-75 & I-275
- Parcel: 591-0002-00070-00
- New HVAC System - Coming soon
- New LED Lighting - Coming Soon

Lease rate for entire building:

\$7.45/SF NNN

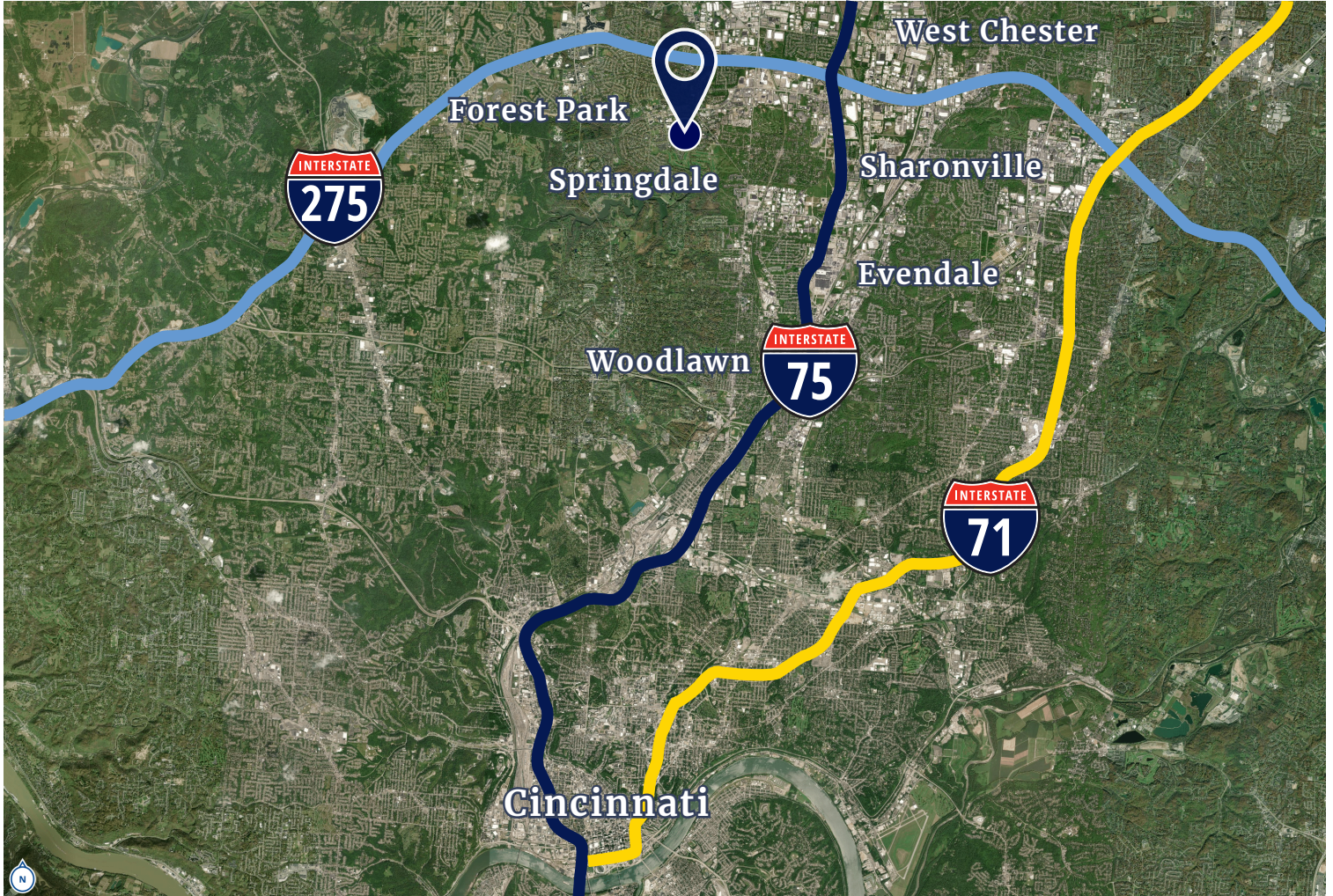
Lease rate for smaller space:

TBD

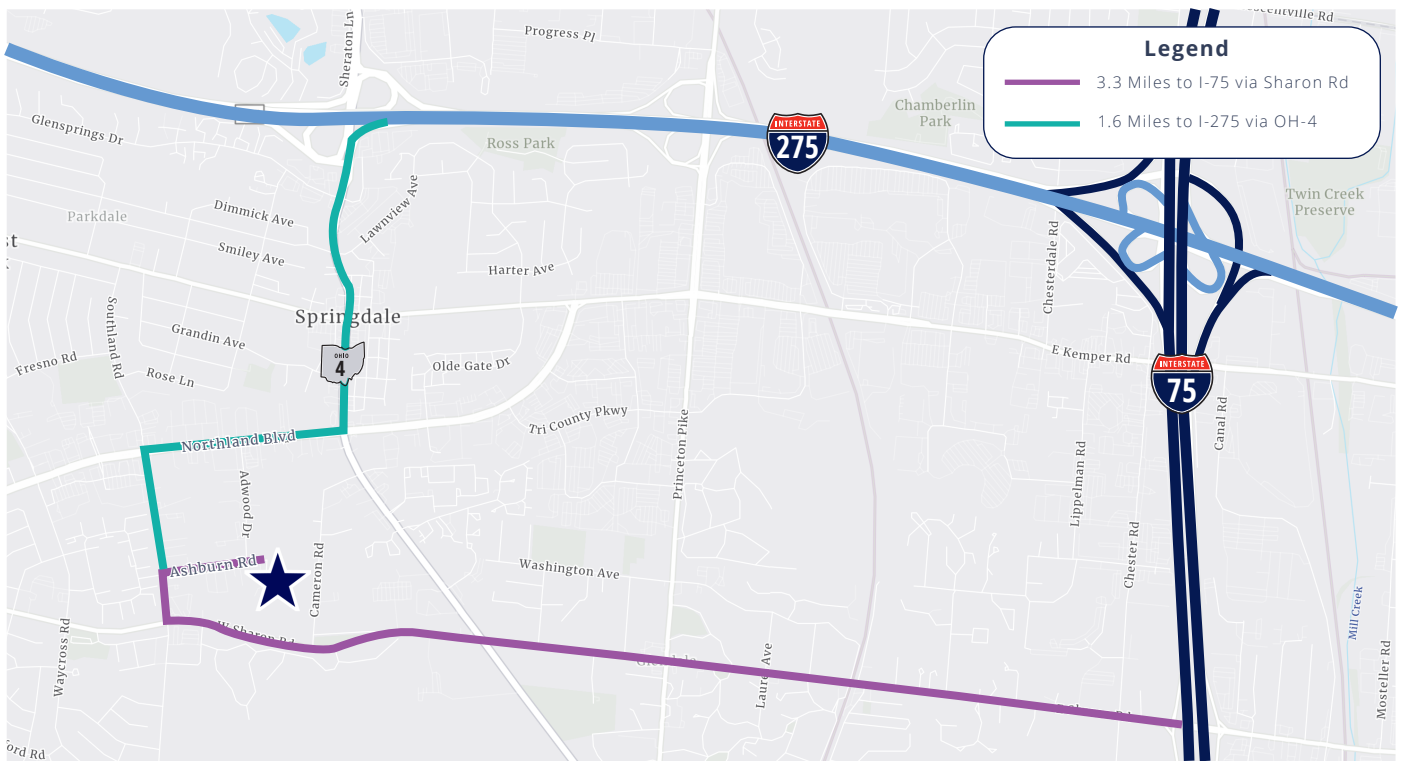
OPEX:

\$1.78/SF

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At Colliers, we are enterprising.



We maximize the potential of property to accelerate the success of our clients and our people.

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