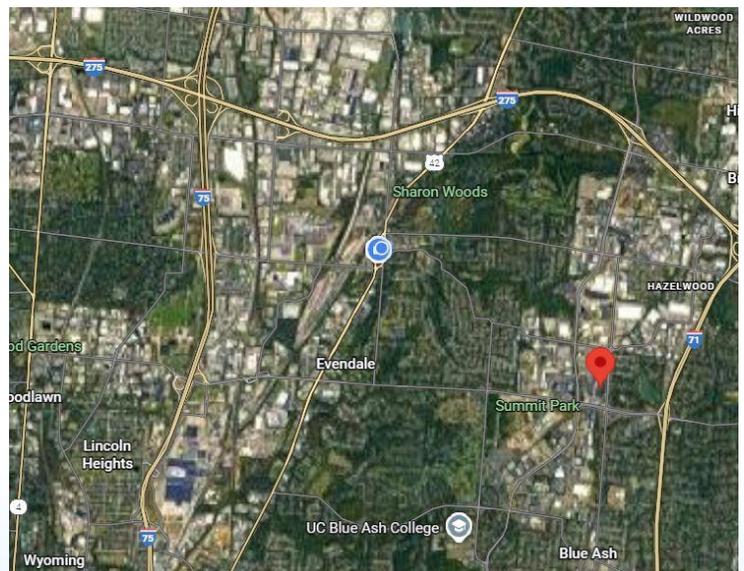




≈33,698 SF OFFICE / WAREHOUSE  
FOR SUBLEASE

### PROPERTY FEATURES

- Approximately 33,698 SF for sublease
- Office: 1,598 SF / Warehouse: 32,100 SF
- One (1) drive-in door ramped (12' x 14')
- Six (6) dock doors (9' x 10')
- 23' – 27' clear height
- Truck court: 70' asphalt
- Shared parking
- 20 minutes to Downtown Cincinnati
- Sublease Term: Expires July 1, 2028
- Sublease Rate: \$7.25 PSF NNN



# 4750 Lake Forest Drive

Blue Ash, Ohio 45242

## PROPERTY SPECIFICATIONS

<b>Location</b>	4750 Lake Forest Drive, Blue Ash, Ohio - Hamilton County, Ohio
<b>Available SF</b>	≈33,698 SF
<b>Construction</b>	Concrete Block / Metal
<b>Year Built:</b>	1981
<b>Drive-in Door</b>	One (1) Ramped (12' x 14')
<b>Dock Doors</b>	Six (6); two (2) with Levelers (9' x 10')
<b>Parking</b>	Shared
<b>Lighting</b>	LED Lighting with Motion Sensors
<b>Roof</b>	Standing Seam Metal Panel
<b>Column Spacing</b>	40' x 50'
<b>Sprinklered:</b>	Wet System
<b>HVAC</b>	Gas-Fired Unit Heaters
<b>Electric</b>	120/280 Volt / 400 Amp / 3-Phase



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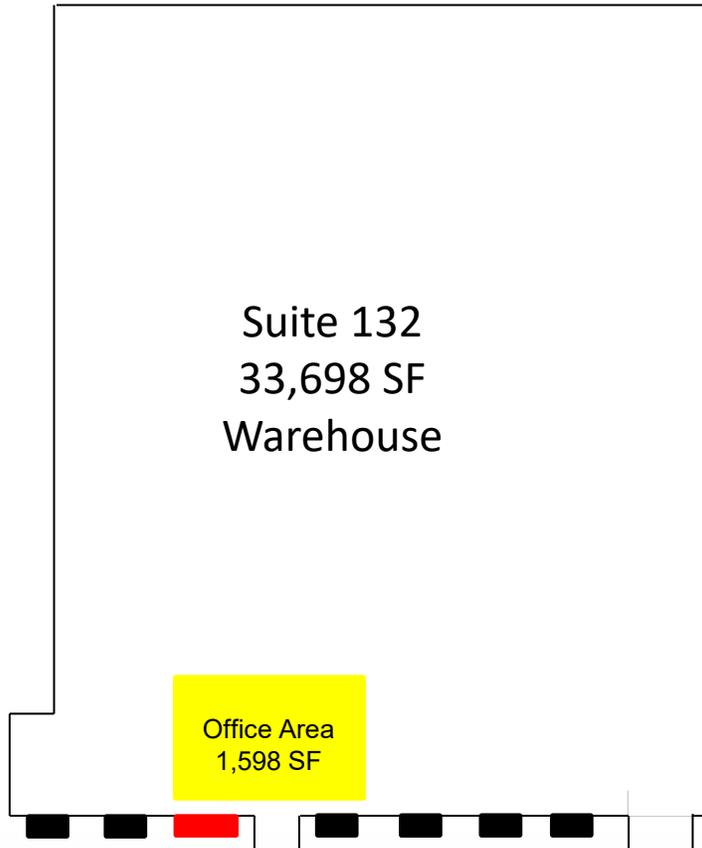
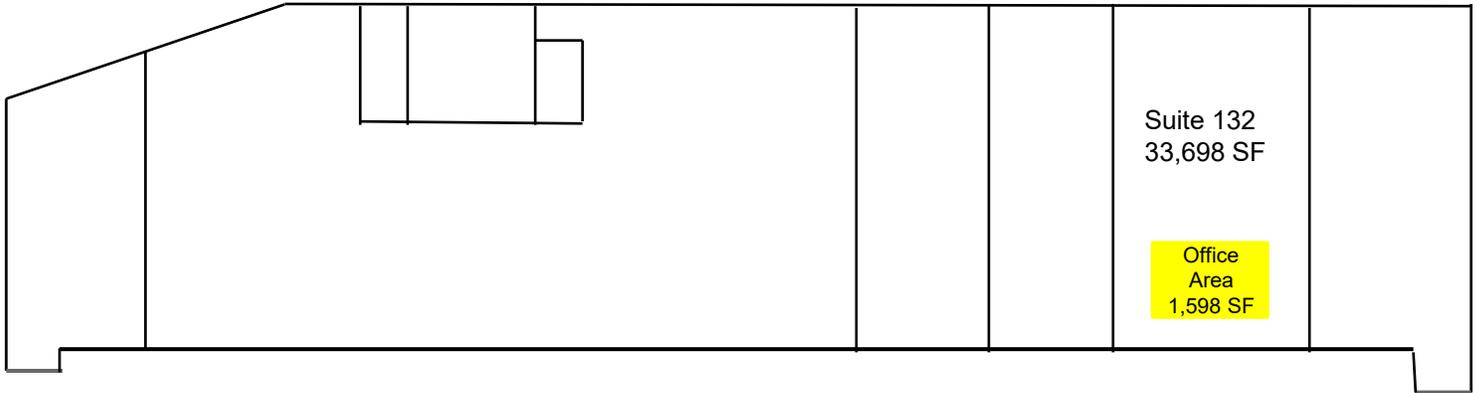
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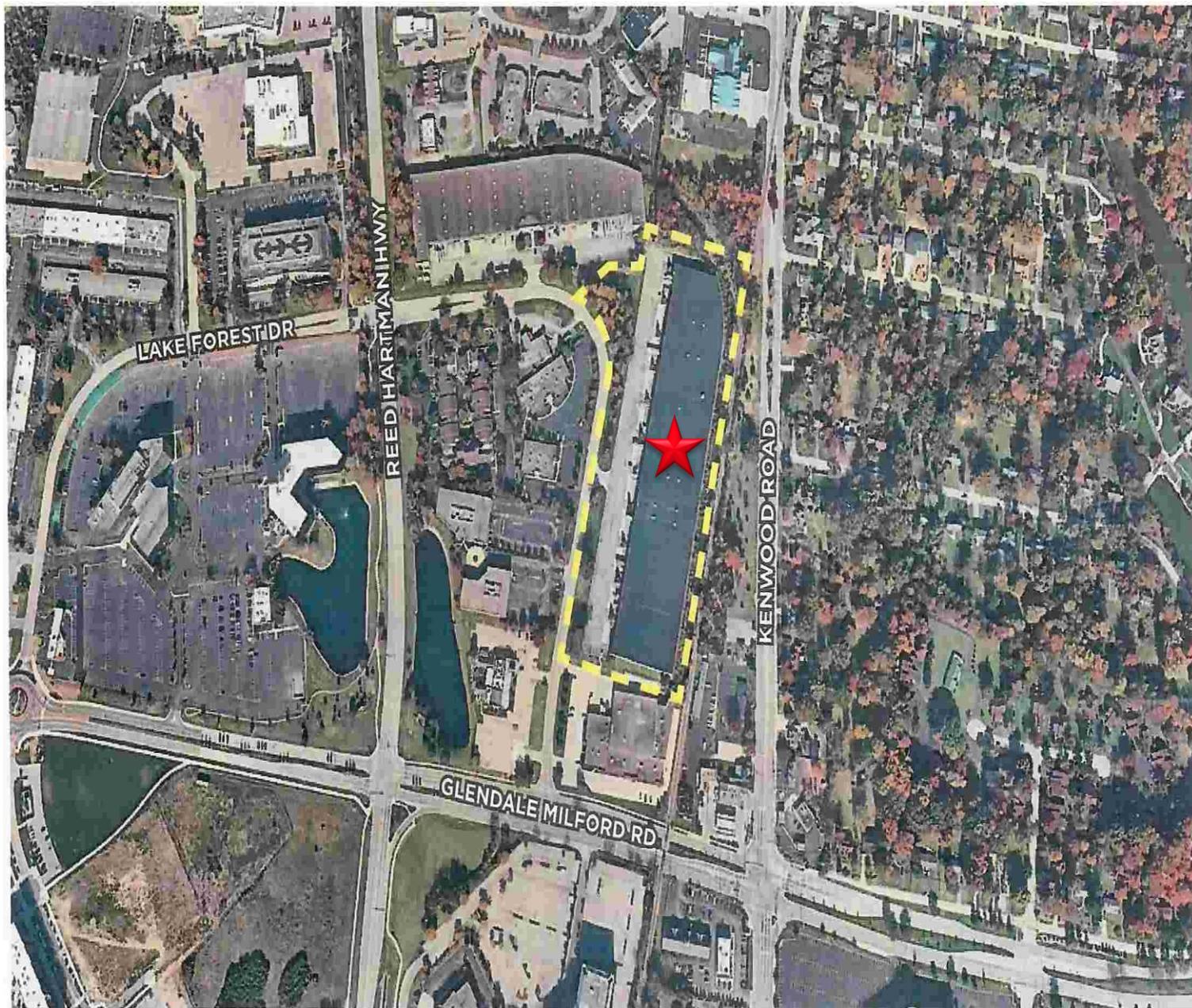


-  Dock Door
-  Drive-in Door



# 4750 Lake Forest Drive

Blue Ash, Ohio 45242



**≈33,698 SF OFFICE / WAREHOUSE  
FOR SUBLEASE**

The information contained herein has been deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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