



11420 DEERFIELD RD.
BLUE ASH, OH 45242

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PROPERTY HIGHLIGHTS



50,000 SqFt

- Located in City of Blue Ash minutes to I-71, I-75, and I-275
- Multiple amenities including City of Blue Ash including [Summit Park](#) Blue Ash Rec Center
- Three (3) docks and One (1) drive-in doors
- 22'-26' ceilings
- Available 1/1/2026
- Lease Rate: \$6.95/SqFt NNN + approximately \$1.25/SqFt property taxes/building insurance + CAM & utilities



CLICK HERE FOR AERIAL VIDEO

PROPERTY DETAILS

Total SqFt:	50,000
Warehouse SqFt:	45,000
Office SqFt:	5,000
Acreage:	4.384 acres
Clear Height:	22'-26'
Year Built:	1987
Type Construction:	Pre-engineered metal and masonry/concrete block, fully insulated
Lighting:	T-8 fluorescent
Column Spacing:	25'x50'
Dock door:	Three (3) - 8'6"x9 with mechanical pit levelers and seals
Drive-in door:	One (1) - 10'x10'
Sprinkler:	Ordinary hazard wet system
Electrical Service:	Approximately 208-volt, 3-phase, 600 amps and 480-volt, 3-phase, 200 amps (expandable to 400 total)
Heat:	Natural gas-fired unit heaters
Roof:	Metal
Parking Lot:	Thirty (30) + space and expandable
Restrooms:	One (1) set in office and One (1) set in warehouse
Hamilton County Parcel ID:	612-0200-0353-00 and 612-0200-0354-00

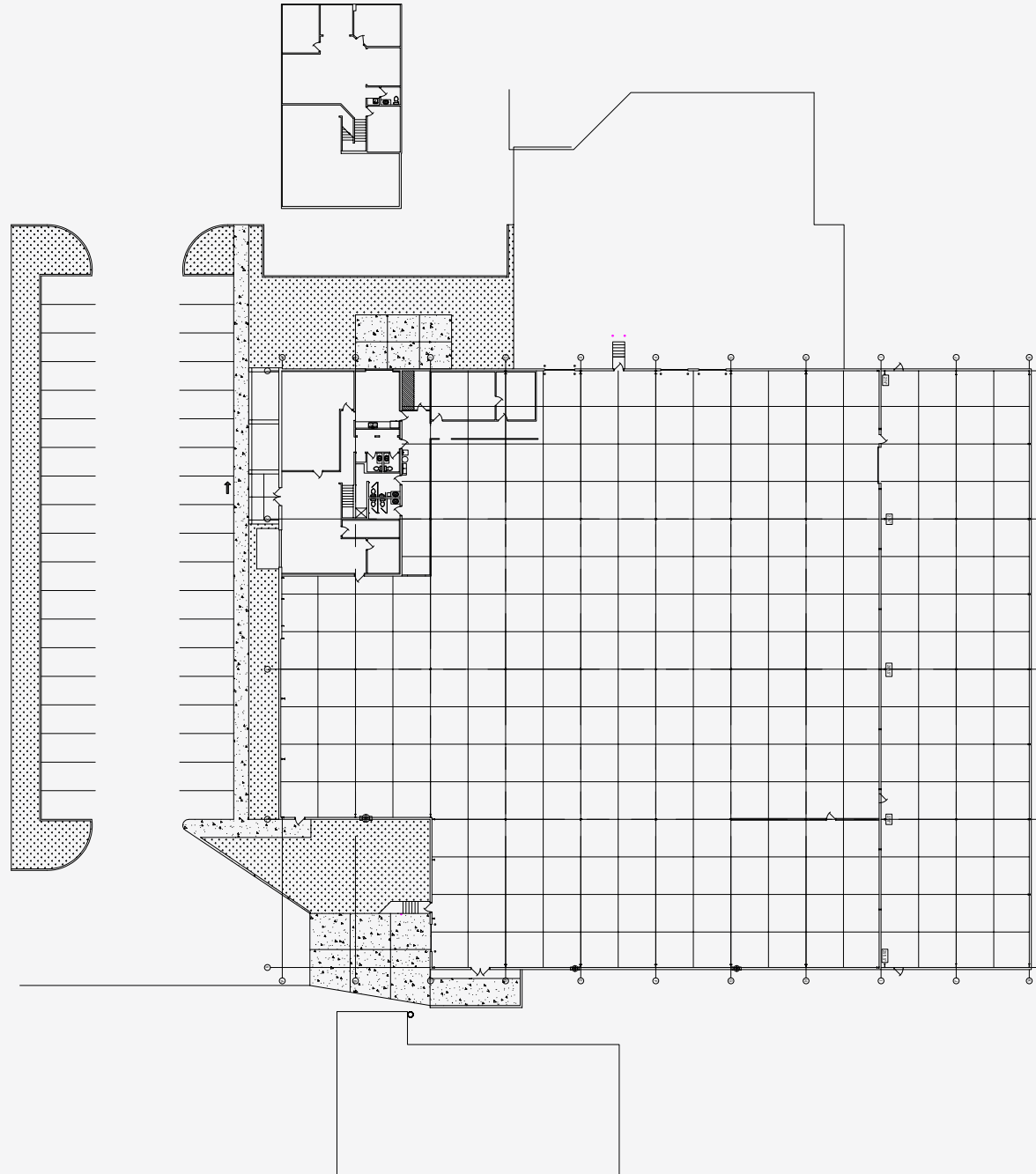
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FLOOR PLAN



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SITE PLAN



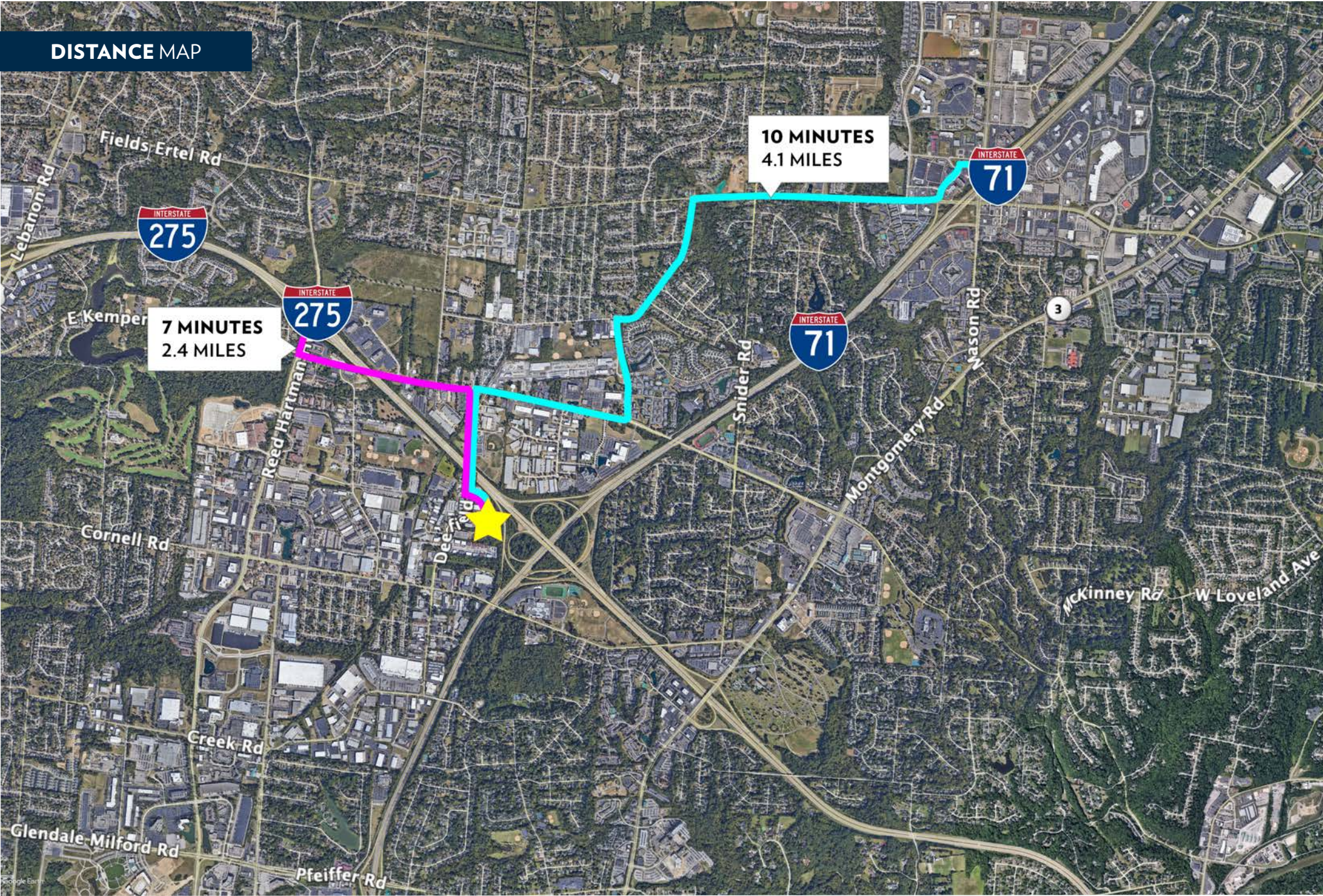
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DISTANCE MAP



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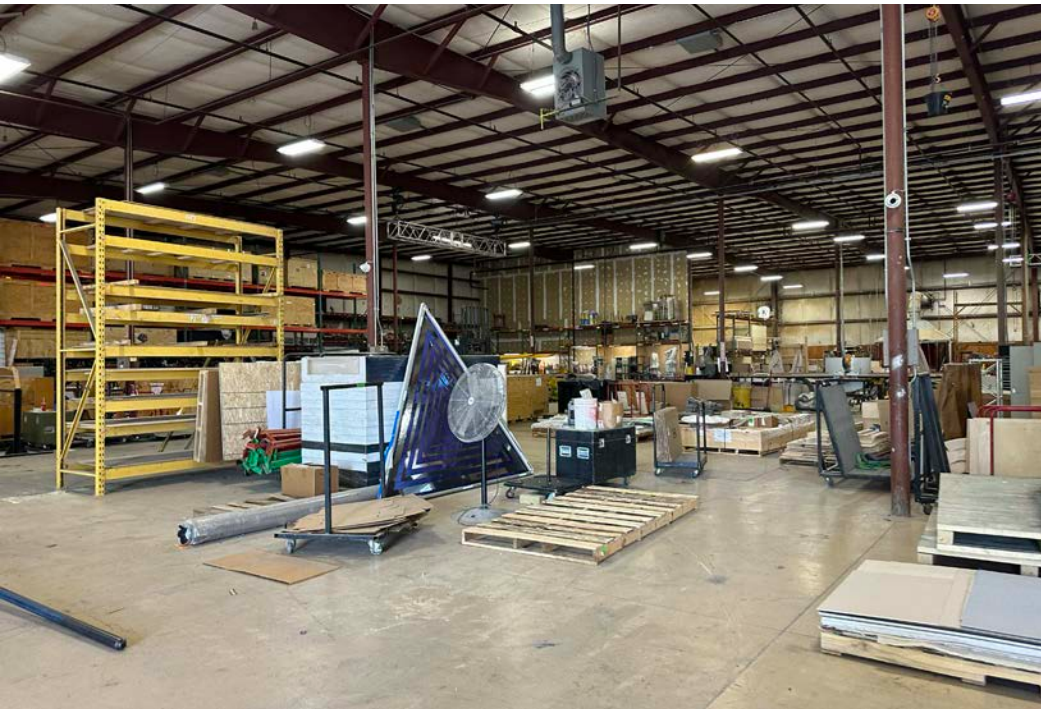
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