

FOR SALE \ 9933 ALLIANCE ROAD



# 9933

ALLIANCE ROAD \ BLUE ASH, OHIO

## FOR SALE OR LEASE

**206,485 SF AVAILABLE**

**ASKING SALE PRICE - \$12,230,306 (\$62.00/SF)**

**ASKING LEASE RATE - \$5.50/SF NNN | OPEX - \$1.50/SF**

- 98,000 SF at 22' clear height and 99,000 SF at 12'4" clear height
- Expandable up to 240,000 SF
- Zoned Summit Park District, warehousing and light manufacturing
- 95% air conditioned
- 4,500 amps, 3-phase service
- Rail-served by new switch rail spur
- New roof in 2022

**VIRTUAL TOUR**



**ONLINE LISTING**



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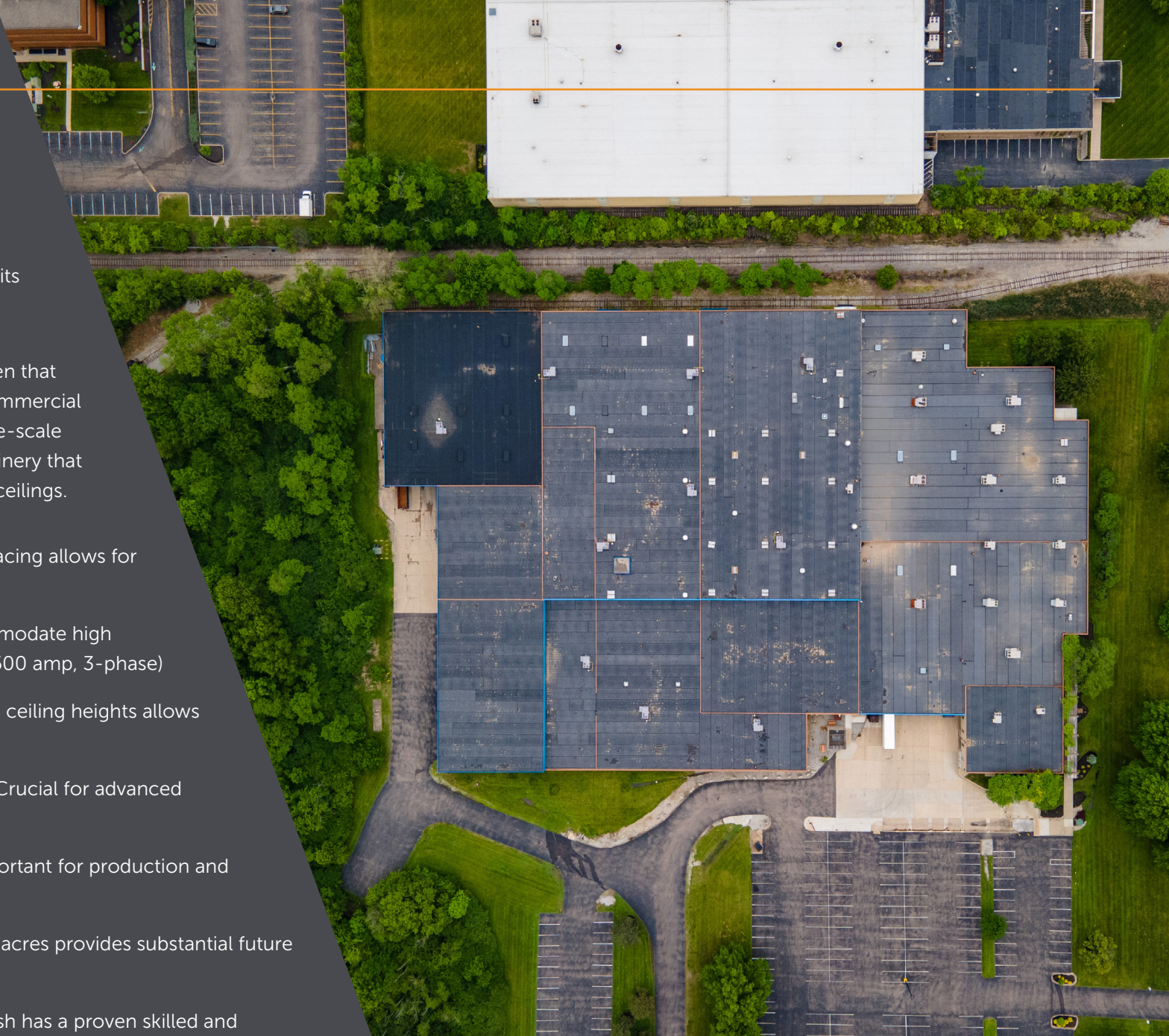


## THE OPPORTUNITY \\\

The Property's history complements its potential.

The Property is highly adaptable, given that it was originally constructed for a commercial print company that consisted of large-scale printing systems and industrial machinery that required mostly open area and high ceilings.

- **OPEN AREAS:** Large column spacing allows for open areas and flexibility
- **HEAVY POWER:** Able to accommodate high consumption electrical users (4,500 amp, 3-phase)
- **CEILING HEIGHTS:** Flexibility in ceiling heights allows for office, R&D and warehousing
- **REINFORCED FOUNDATION:** Crucial for advanced precision machinery
- **NEW SWITCH RAIL SPUR:** Important for production and shipment of materials
- **EXPANSION CAPABILITY:** 14± acres provides substantial future expansion capability
- **SKILLED WORKFORCE:** Blue Ash has a proven skilled and educated workforce



## PROPERTY SPECIFICATIONS \

ADDRESS	9933 Alliance Road Blue Ash, OH 45242
COUNTY	Hamilton
YEAR BUILT	1973, 1980, 1990
YEAR RENO.	2020, 2022 (roof)
TOTAL SF	206,485 SF
WAREHOUSE SF	177,972 SF
OFFICE SF	28,513 SF
STORIES	1, with 3,378 SF mezzanine
ACREAGE	14± AC
DIVISIBLE	Yes, to 56,000 SF
ZONING	<ul style="list-style-type: none"> <li>Summit Park District</li> <li>Warehousing</li> <li>Light Manufacturing</li> </ul>
PARCEL ID	612-0120-0199-00
PARKING	269 parking spaces; is expandable
RE TAXES (2024)	\$95,828.86

## INTERIOR DETAILS \

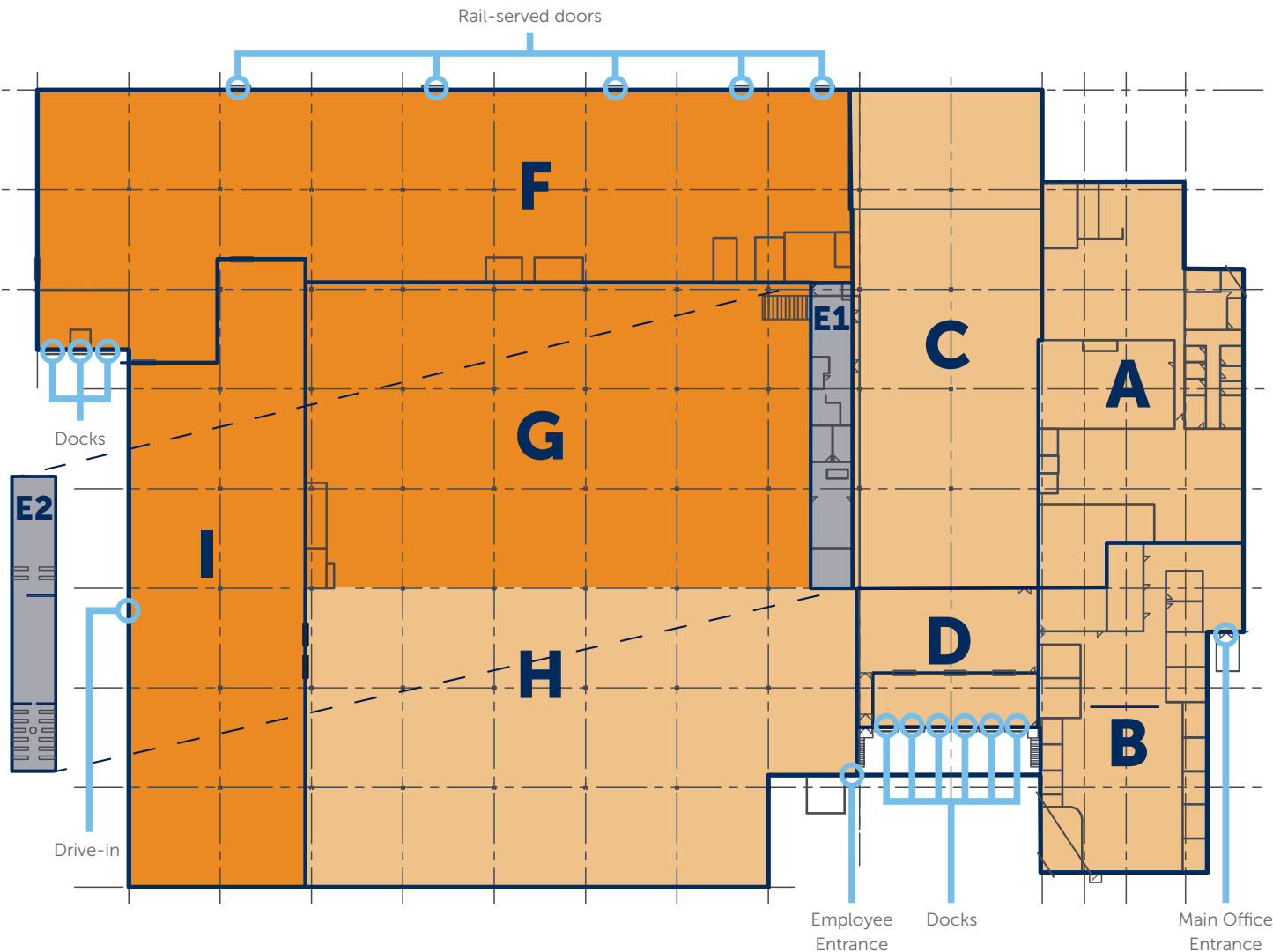
FLOOR COVERING	Carpet & polished concrete
WALLS	Concrete block in warehouse and drywall in office
CEILING	Acoustical tile ceiling in office
LIGHTING	LED
RAIL	5 rail-served doors; new switch rail spur
UTILITIES	All utilities at site

## EXTERIOR DETAILS \

FOUNDATION	Reinforced foundation	COLUMN SPACING	44'w x 48'd
STRUCTURE	Block - steel frame	CLEAR HEIGHT	Varies (see pg.5)
FLOORS	Concrete 10" – 36"	DOCKS	9
ROOF	New roof - 2022	DRIVE-INS	1 drive-in with ramp

## MECHANICAL SYSTEMS \

HEATING & COOLING	Split system, forced air in office
WAREHOUSE	Overhead gas units & roof mounted air-conditioning
ELECTRICAL SERVICE (MAIN)	4,500 amp, 3-phase
FIRE PROTECTION	Wet system - normal hazard



12'4" Clear Height

22'0" Clear Height

## SQUARE FOOTAGE \

<b>A</b>	16,531 SF
<b>B</b>	12,874 SF
<b>C</b>	21,788 SF
<b>D</b>	5,882 SF
<b>E1</b>	3,378 SF
<b>E2</b>	3,378 SF
Mezzanine	Locker Room, restrooms, Power Room
<b>F</b>	38,886 SF
<b>G</b>	35,850 SF
<b>H</b>	35,938 SF
<b>I</b>	23,626 SF
<b>TOTAL</b>	<b>206,485 SF*</b>

## RENOVATIONS INCLUDE \

- New LED lights throughout
- New paint and carpet in office space
- Completely new roof (2022)
- 95% air conditioned
- New switch rail spur

\*Revised Floor Plan to come



## OPTION A \

206,485 SF existing industrial facility

Existing industrial for advanced manufacturing

## OPTION B \

Expandable up to 240,000 SF

## OPTION C \

Build-to-Suit Outlot Opportunity

Can accommodate up to a 2-story, 50,000 SF building with abundant parking and multiple permitted uses





## BUILDING OPTIONS \\\

### OPTION A\\ THE EXISTING BUILDING

Existing industrial for advanced manufacturing. The site is enhanced by the public roadway improvements at the intersection of Malsbary and Alliance Roads.

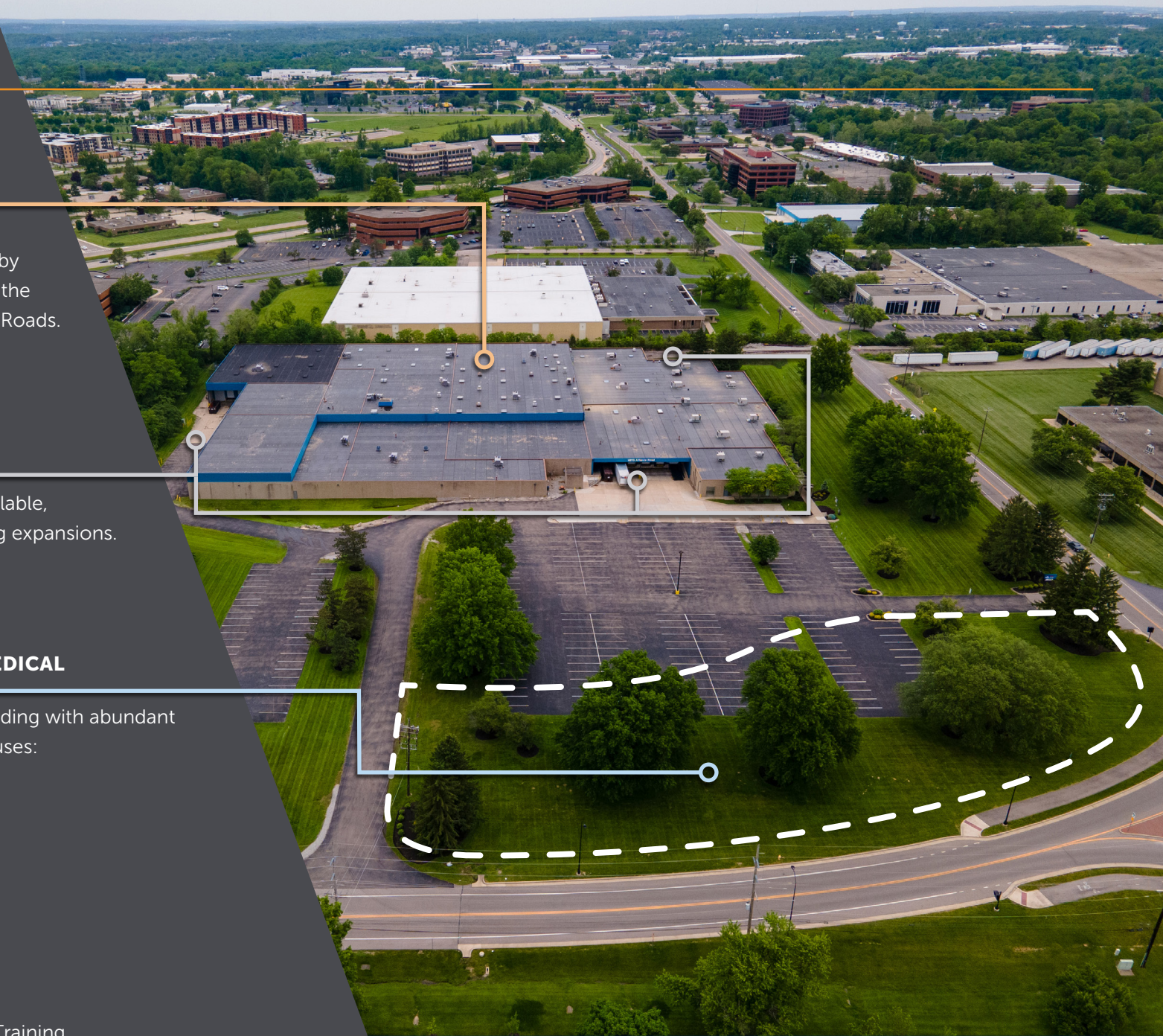
### OPTION B\\ EXPANSION OPTIONS

Multiple expansion opportunities available, including building, outlot, and parking expansions.

### OPTION C \\ BUILD-TO-SUIT OFFICE, FLEX, MEDICAL

Potential for a 50,000 SF, 2-story building with abundant parking and the following permitted uses:

- General Office
- Office/Flex
- Office/Clinical
- Medical
- Research & Development
- Educational, Trade & Vocational Training
- Conference Center
- Data Processing & Computer Center







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## WHY BLUE ASH? \\\

Blue Ash is strategically positioned near the convergence of interstate highways I-75, I-71 and I-275, making it accessible to 20 major U.S. markets with 1M+ population via a one-day interstate highway drive or a 90-minute flight.

Blue Ash is also:

A **20-MINUTE DRIVE** to downtown Cincinnati's business district and numerous cultural attractions

A **35-MINUTE DRIVE** to CVG Int'l Airport

A **60-MINUTE DRIVE** to Dayton Int'l Airport

VIRTUAL TOUR

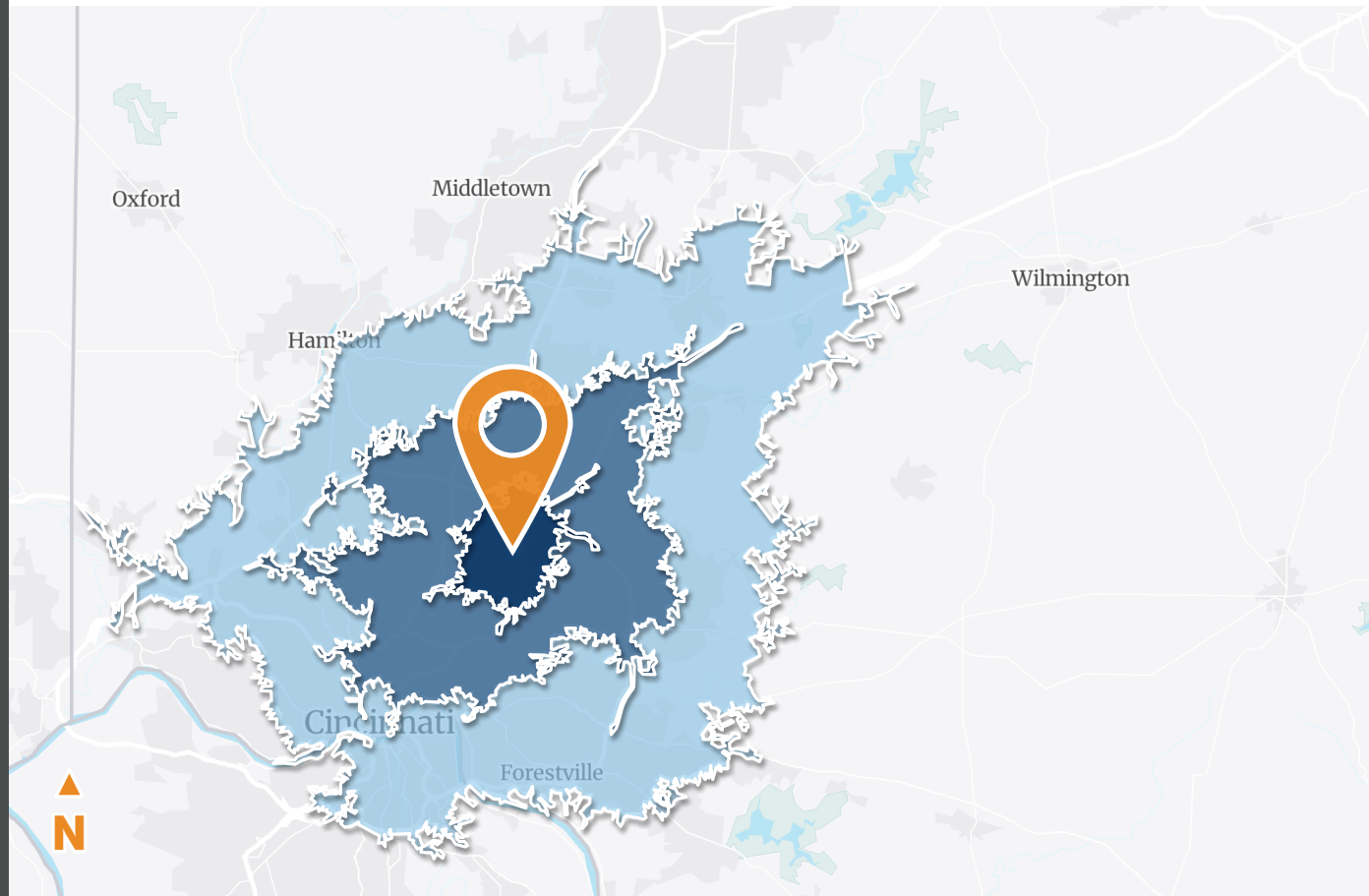


ONLINE LISTING



## BLUE ASH LABOR SHED \\\

DRIVING TIMES	POPULATION	BUSINESSES	EMPLOYEES	MEDIAN HH INCOME
<b>10</b> Minutes	79,013	6,807	114,392	\$92,520
<b>20</b> Minutes	638,858	30,132	545,850	\$76,896
<b>30</b> Minutes	1,422,418	53,962	926,352	\$73,768



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