

INDUSTRIAL PROPERTY FOR SALE & LEASE

11085

Montgomery Rd

Montgomery, OH 45249

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Astonish
Commercial Real Estate Services

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PROPERTY DESCRIPTION

Perfect mix of Showroom, Office, and Warehouse Space located in Symmes Township. Minutes from I-275 and I-71.

PROPERTY HIGHLIGHTS

- Available For Sale or For Lease
- Lease Rate: \$9.50/SF NNN; \$7.03/sf in OPEX
- Sale Price: Reach Out to Broker
- Building size 31,465 SF
- Leased Office - 4,490 SF +/-
- Space Available for Immediate Use 26,975 SF (Warehouse - 17,090 SF +/- Showroom/Office - 9,885 SF +/-)
- Perfect Mix of Showroom, Office, and Warehouse Space
- 3 Docks
- Easily Accessible Location in Symmes Township
- 18' Clear in Warehouse

LOCATION DESCRIPTION

- Located in Symmes Township (no earnings tax)
- Minutes away from I-275 @ Montgomery Rd and I-71/I-275 Interchange
- Easily accessible from Montgomery, Blue Ash, Milford, Mason, Symmes Township, Kenwood, Madeira, and Indian Hill

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	53	627	2,596
Total Population	145	1,576	6,669
Average HH Income	\$186,982	\$158,002	\$181,107

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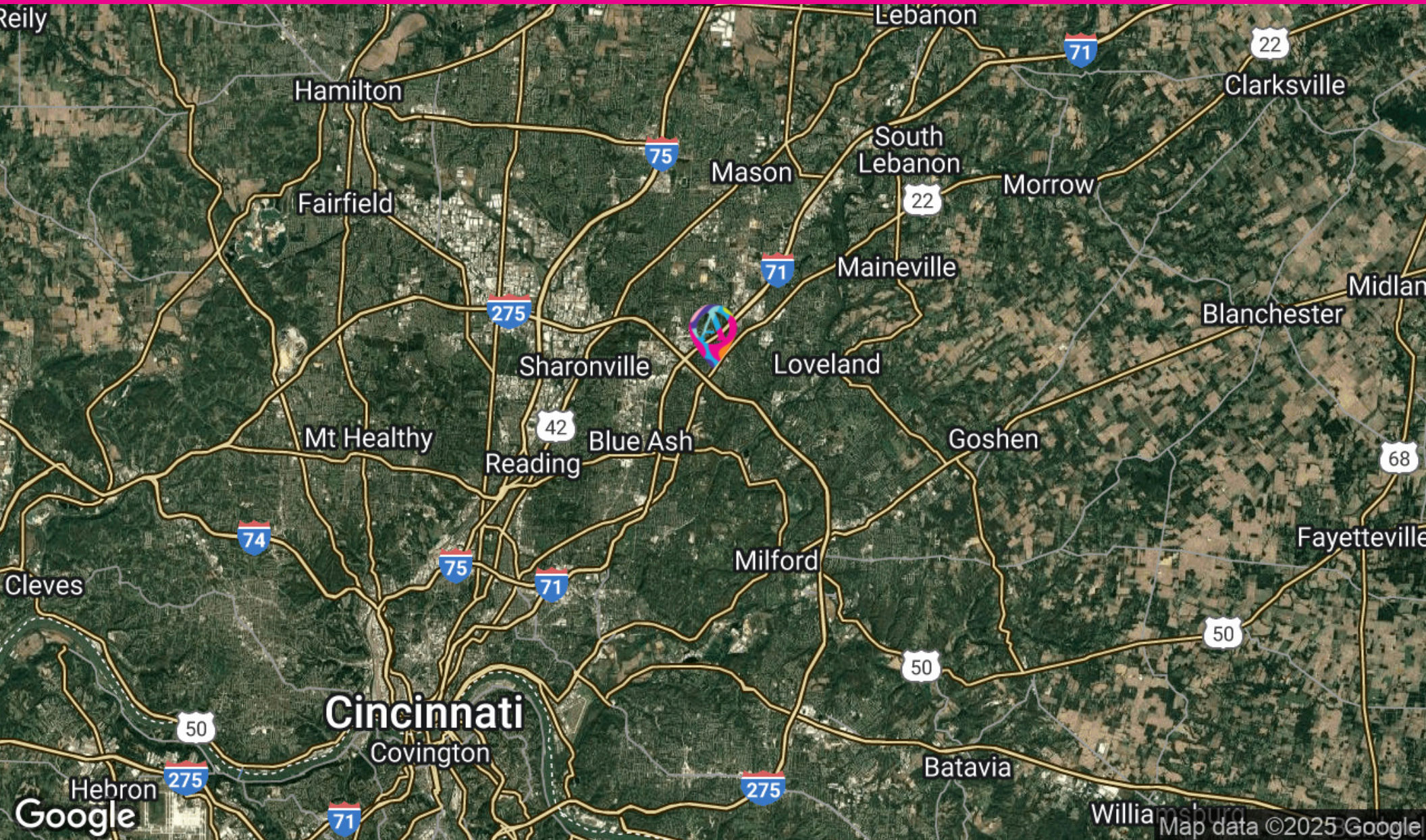
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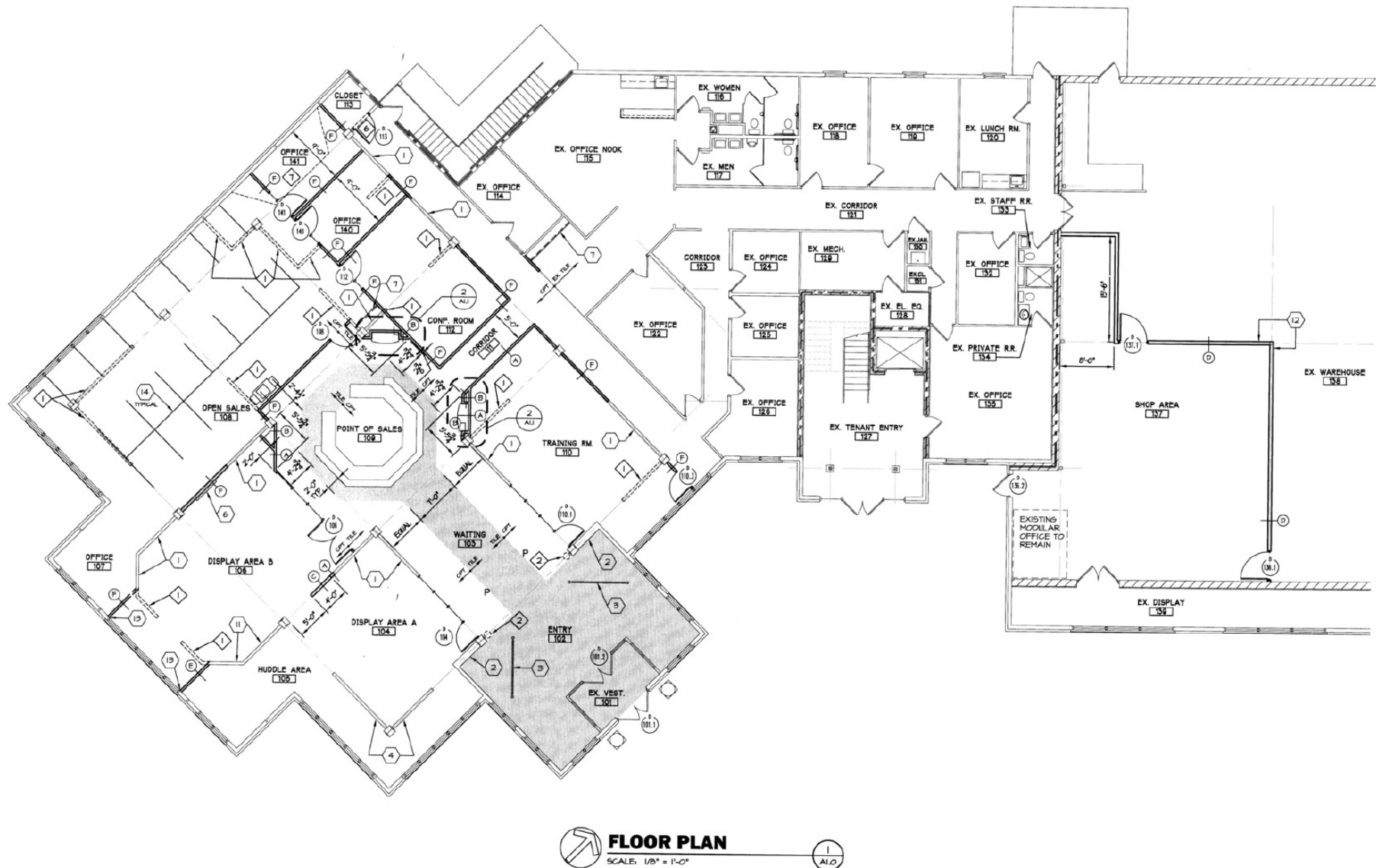
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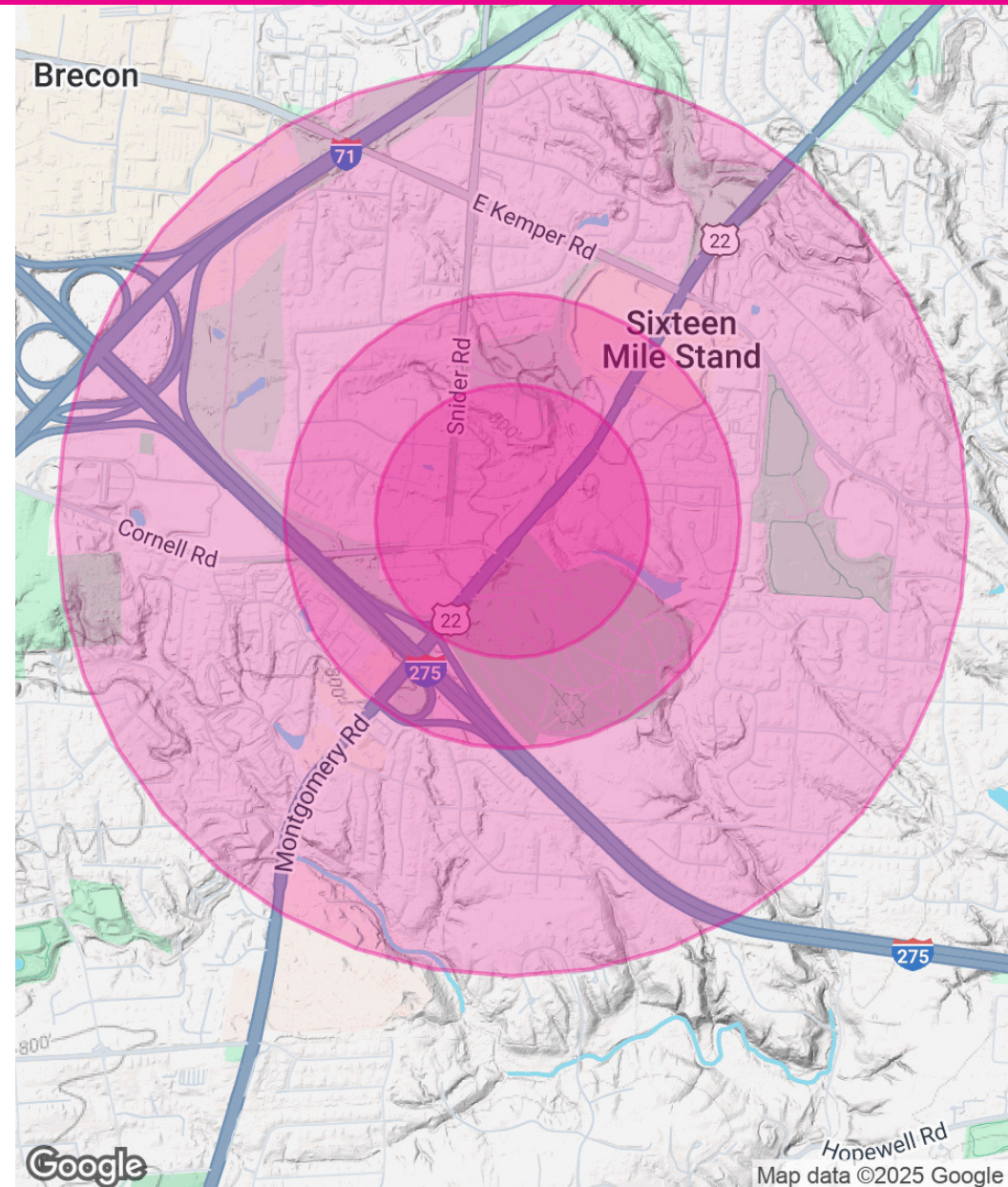
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	145	1,576	6,669
Average Age	42	40	41
Average Age (Male)	42	40	40
Average Age (Female)	41	41	42

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	53	627	2,596
# of Persons per HH	2.7	2.5	2.6
Average HH Income	\$186,982	\$158,002	\$181,107
Average House Value	\$664,233	\$622,882	\$603,566

Demographics data derived from AlphaMap



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