

FOR SALE \ \ 9933 ALLIANCE ROAD



**9933**

ALLIANCE ROAD \ \ BLUE ASH, OHIO

**FOR SALE**

**197,263 SF AVAILABLE**

**CONTACT AGENT FOR PRICING**

- 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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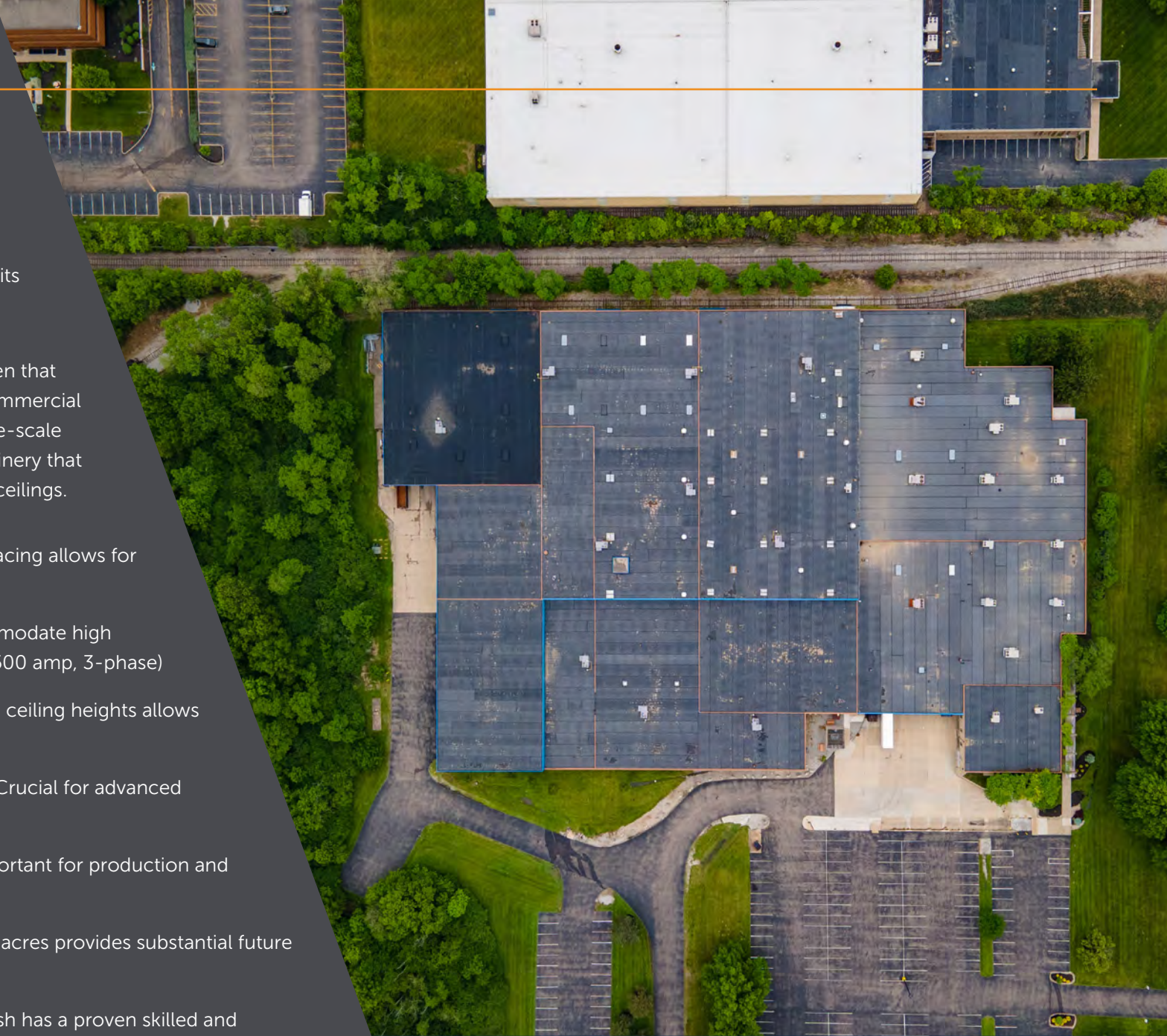


## THE OPPORTUNITY \\\

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 \**

<b>ADDRESS</b>	9933 Alliance Road Blue Ash, OH 45242
<b>COUNTY</b>	Hamilton
<b>YEAR BUILT</b>	1973, 1980, 1990
<b>YEAR RENO.</b>	2020, 2022 (roof)
<b>TOTAL SF</b>	197,239 SF
<b>WAREHOUSE SF</b>	168,726 SF
<b>OFFICE SF</b>	29,405 SF
<b>STORIES</b>	1, with 3,378 SF mezzanine
<b>ACREAGE</b>	14± AC
<b>DIVISIBLE</b>	Yes, to 56,000 SF
<b>ZONING</b>	<ul style="list-style-type: none"> <li>• Summit Park District</li> <li>• Warehousing</li> <li>• Light Manufacturing</li> </ul>
<b>PARCEL ID</b>	612-0120-0199-00
<b>PARKING</b>	269 parking spaces; is expandable
<b>RE TAXES (2023)</b>	\$94,013.00

**INTERIOR DETAILS \**

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

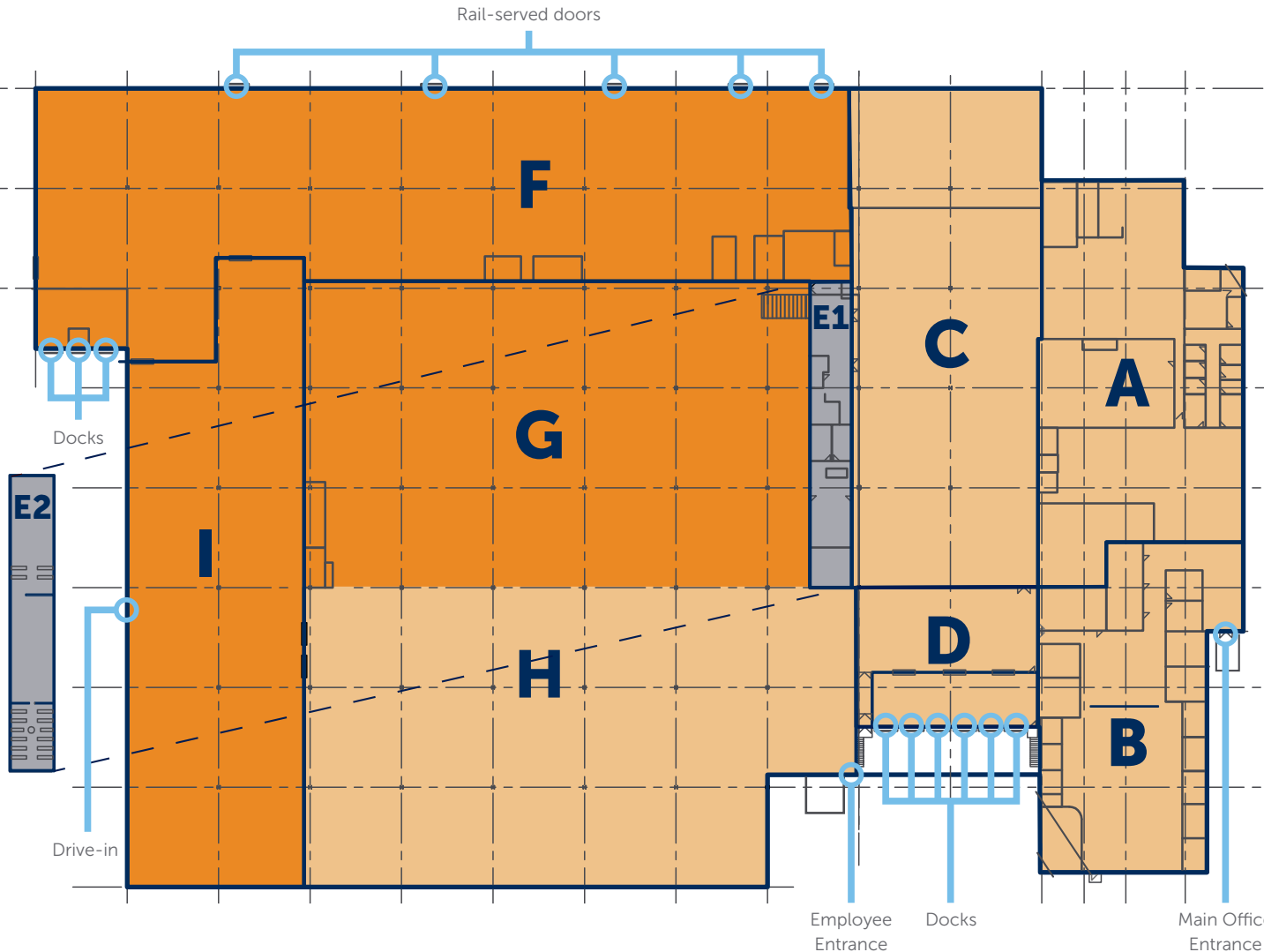
**EXTERIOR DETAILS \**

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

**MECHANICAL SYSTEMS \**

<b>HEATING &amp; COOLING</b>	Split system, forced air in office
<b>WAREHOUSE</b>	Overhead gas units & roof mounted air-conditioning
<b>ELECTRICAL SERVICE (MAIN)</b>	4,500 amp, 3-phase
<b>FIRE PROTECTION</b>	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>198,131 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



**OPTION A \**

197,329 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.

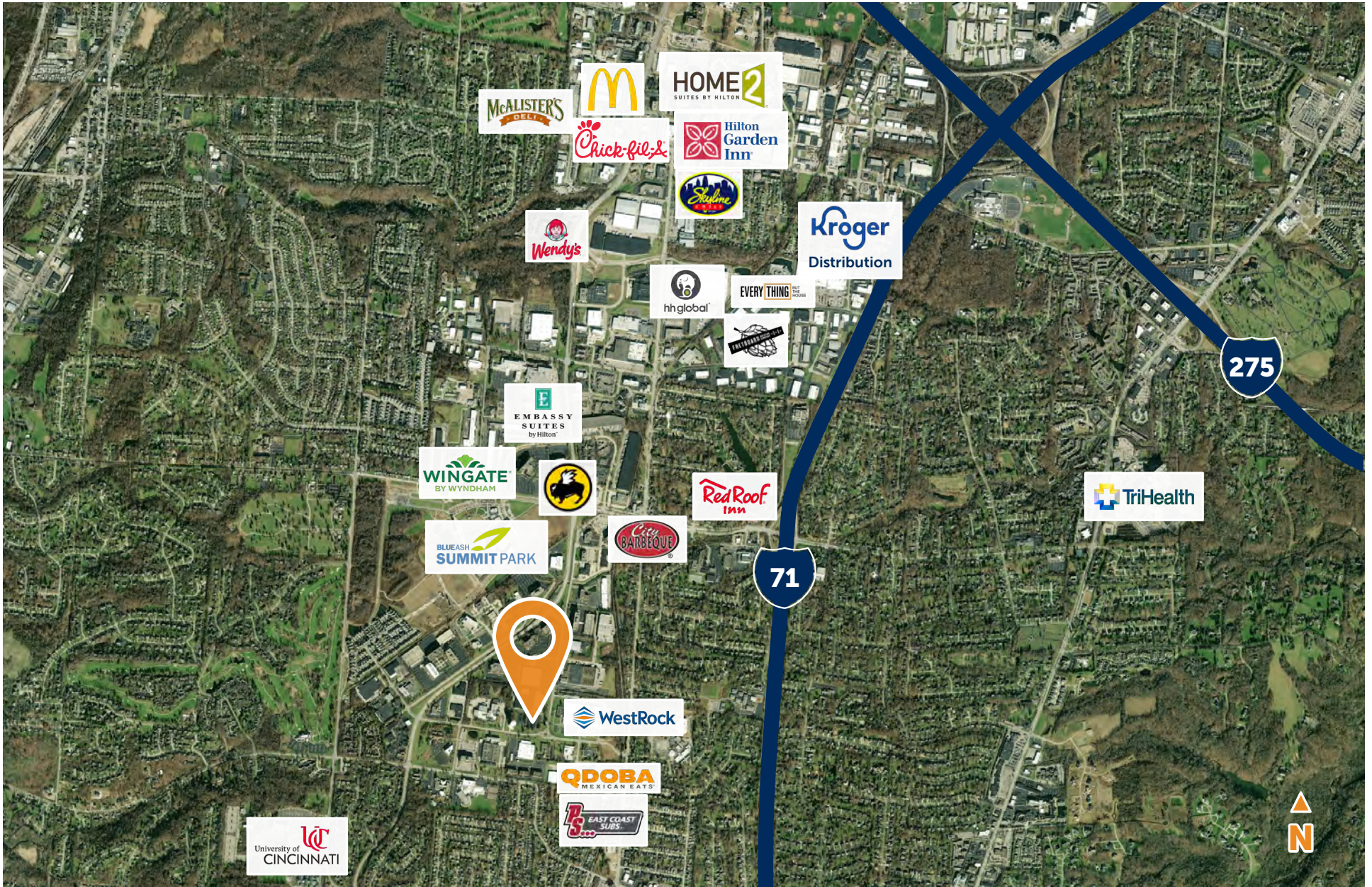
### OPTION C \\ BUILD-TO-SUIT OFFICE, FLEX, MEDICAL

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:

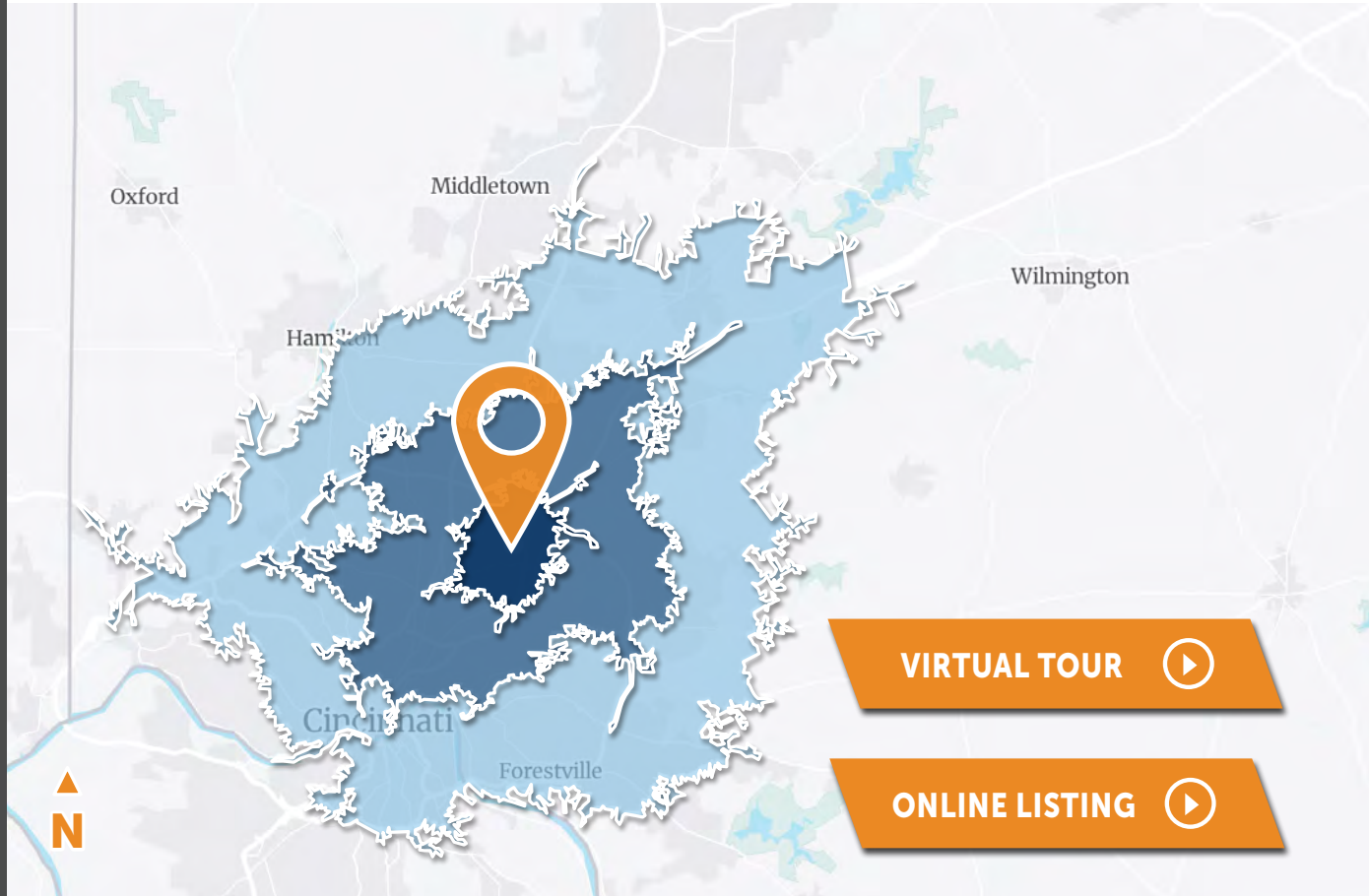
A **20-MINUTE DRIVE** to downtown Cincinnati's business district and numerous cultural attractions

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

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

## 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



**VIRTUAL TOUR**

**ONLINE LISTING**

## BLUE ASH HIGHLIGHTS \ \

**12.6**  
MSF Of Industrial space with a 1.8% overall vacancy

**5.5+**  
MSF Of Office space in Blue Ash, the largest suburban office market in the region

**0%** State taxes on profits, new machinery and equipment, inventory, and out-of-state sales in Ohio

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