



11101-11105 KENWOOD RD.
BLUE ASH, OH 45242

AVAILABLE FOR SUBLEASE

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PROPERTY HIGHLIGHTS



7,154 SqFt

- Located in the City of Blue Ash, minutes from I-71 at Pfeiffer Rd. / Glendale Milford Rd. and I-275 at Reed Hartman Highway.
- Zoning: Blue Ash North (BAN)
- One dock door and two drive-in doors
- Potential for direct deal with landlord, Midwest Properties
- Sublease / Master Lease Expiration: 12/31/2027
- Lease Rate: \$9.95/SqFt NNN + \$4.19/SqFt OpEx/CAM
- Available for immediate occupancy

PROPERTY DETAILS

Total SqFt:	7,154
Warehouse SqFt:	4,500
Office SqFt:	2,654
Clear Height:	16'-18'
Year Built:	1990
Type Construction:	Concrete block, masonry, and steel
Lighting:	LED's / fluorescent
Column Spacing:	Varies
Dock door:	One (1) - 9'x10'
Drive-in door:	Two (2) - 10'x10'
Sprinkler:	Yes / Wet system
Electrical Service:	TBD
Heat:	Natural gas fired unit heaters
Roof:	Rubber membrane
Parking Lot:	Approximately 15+ spaces (shared parking)
Restrooms:	One (1) set + One (1) uni-sex

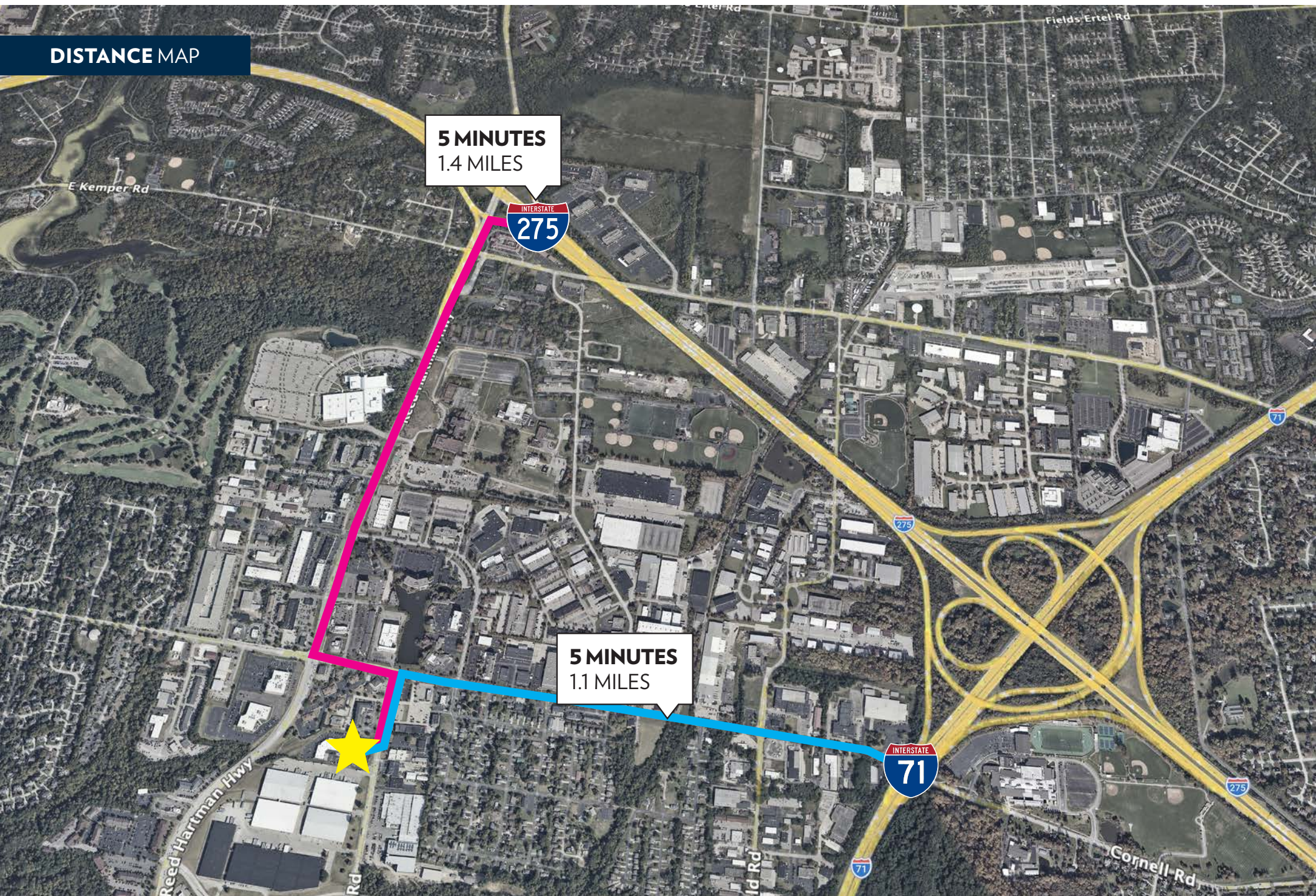
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DISTANCE MAP



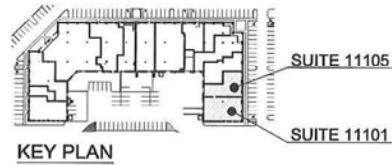
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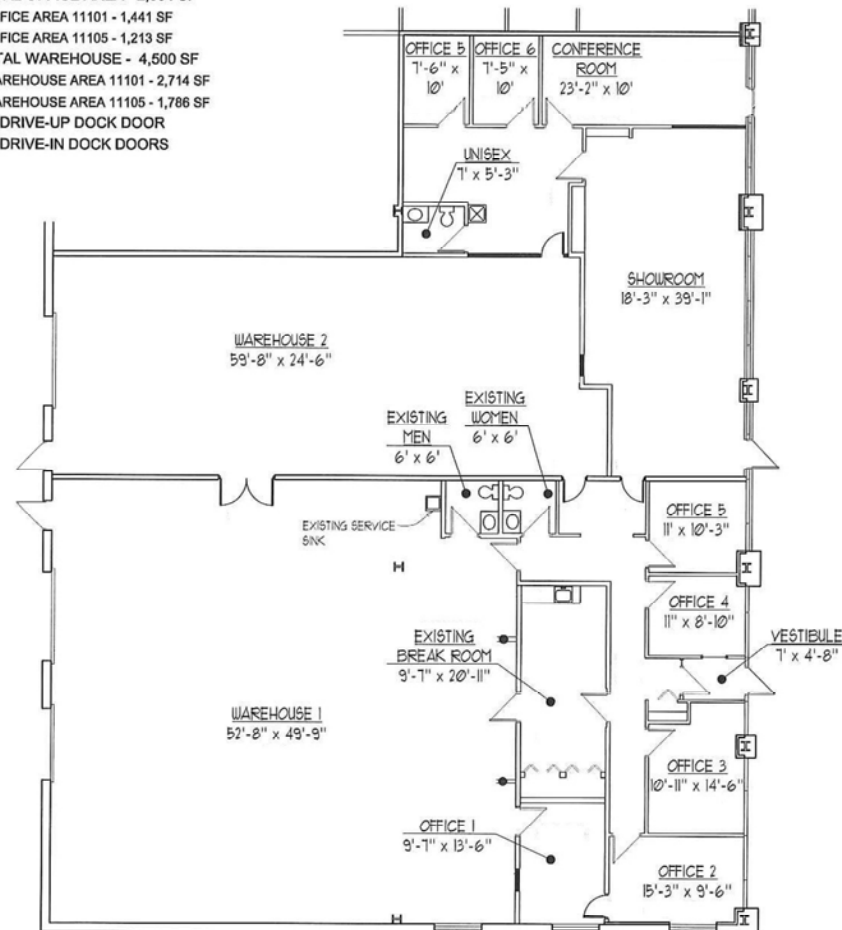
FLOOR PLAN



KEY PLAN

7,154 SF TOTAL

- TOTAL OFFICE AREA - 2,654 SF
 - OFFICE AREA 11101 - 1,441 SF
 - OFFICE AREA 11105 - 1,213 SF
- TOTAL WAREHOUSE - 4,500 SF
 - WAREHOUSE AREA 11101 - 2,714 SF
 - WAREHOUSE AREA 11105 - 1,786 SF
- (1) DRIVE-UP DOCK DOOR
- (2) DRIVE-IN DOCK DOORS

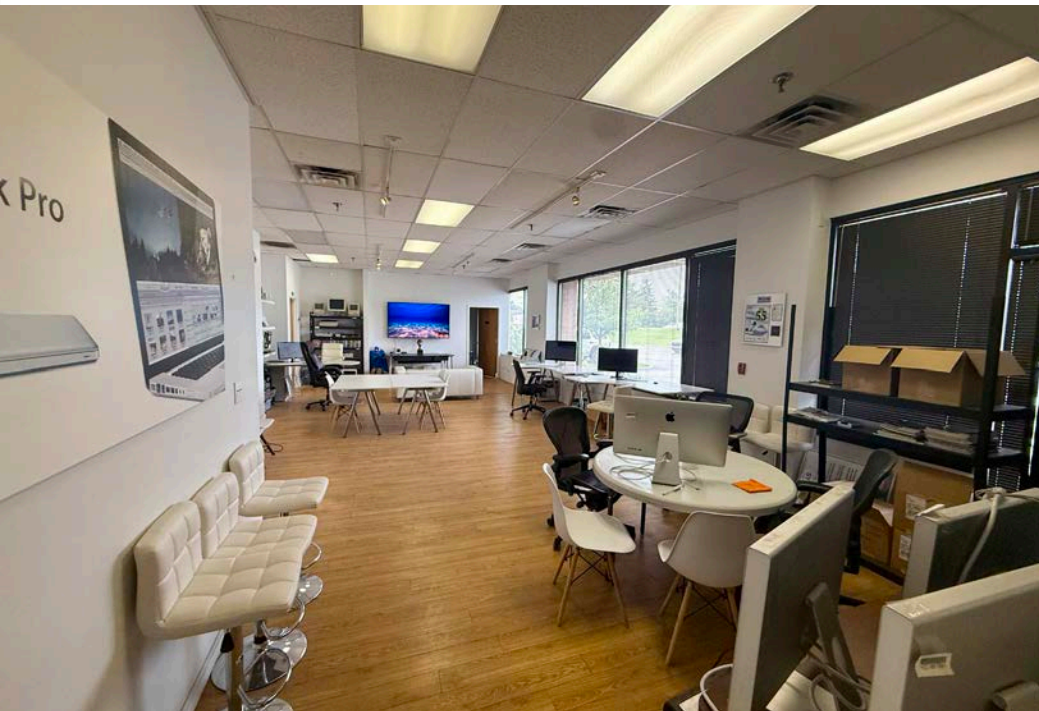
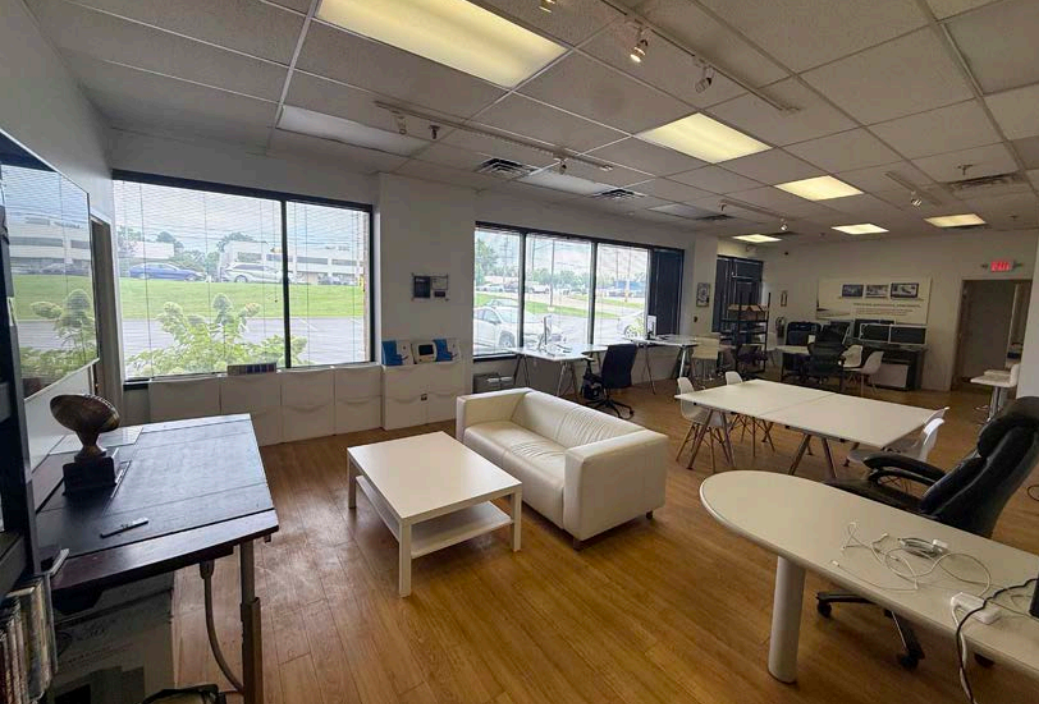


FLOOR PLAN A
SCALE: 3/32" = 1'-0"

CORPORATE CENTRE OF BLUE ASH
11101-11105 KENWOOD ROAD

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