



# 11029 KENWOOD RD.

BLUE ASH, OH 45242

AVAILABLE FOR LEASE

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## PROPERTY HIGHLIGHTS

### 37,500 Total SqFt

- Located in City of Blue Ash minutes to I-71, I-75, I-275, and SR-126 (Ronald Reagan/Cross County)
- Visibility and signage along Reed Hartman Highway and walking distance to Blue Ash Summit Park
- Newly remodeled and white-boxed warehouse area
- Space available for immediate occupancy
- Lease Rate: \$5.95/SqFt NNN + \$1.98/SqFt OpEx/CAM

 [CLICK HERE FOR THE 360° TOUR](#)

 [CLICK HERE FOR AERIAL VIDEO](#)

## PROPERTY DETAILS

Total SqFt:	37,500
Warehouse SqFt:	36,725
Office SqFt:	775
Clear Height:	16'-26'
Year Built:	1972
Type Construction:	Metal / fully insulated
Lighting:	LED's
Column Spacing:	25' x 50'
Dock door:	Twelve (12) 8'6" x 9' including six (6) with mechanical pit levelers.
Drive-in door:	One (1) - 12'x14'
Sprinkler:	Ordinary hazard wet system
Electrical Service:	240-volt, 3-phase, 200+ amps
Heat:	Natural gas-fired unit heaters
Roof:	Metal
Truck court:	120'+ shared with heavy duty asphalt
Parking Lot:	Twenty (20) spaces
Restrooms:	One (1) set

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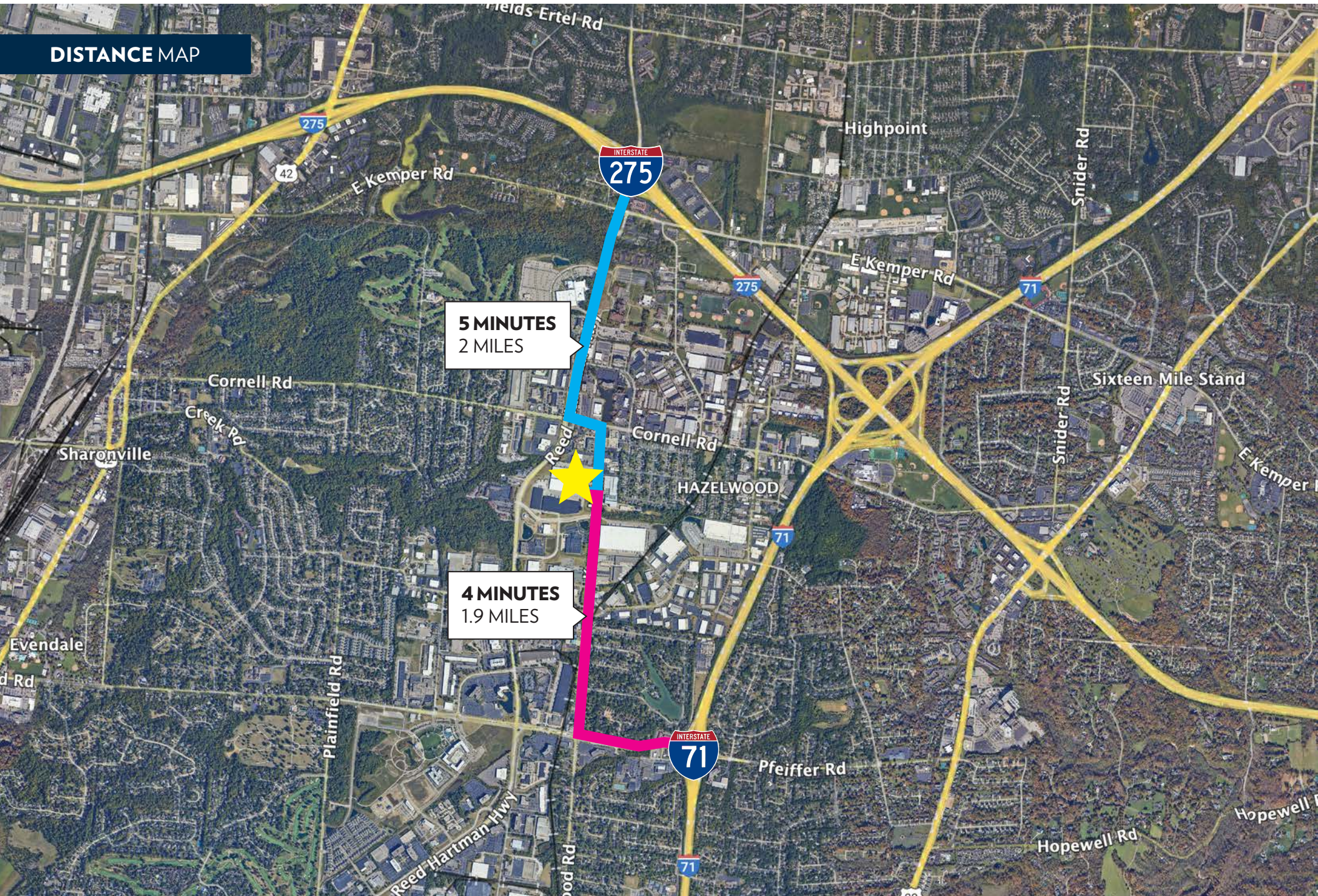
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## DISTANCE MAP



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AERIAL VIEW

An aerial photograph of an industrial park. Several large, rectangular warehouse-style buildings with white roofs are visible. One building, located in the center-right of the frame, is outlined in orange. A white line with a circular end points from this building to a text box. The surrounding area includes parking lots, green spaces, and a road with a pond in the lower-left corner.

**BUILDING 5**  
**37,500 SQFT**  
**AVAILABLE**

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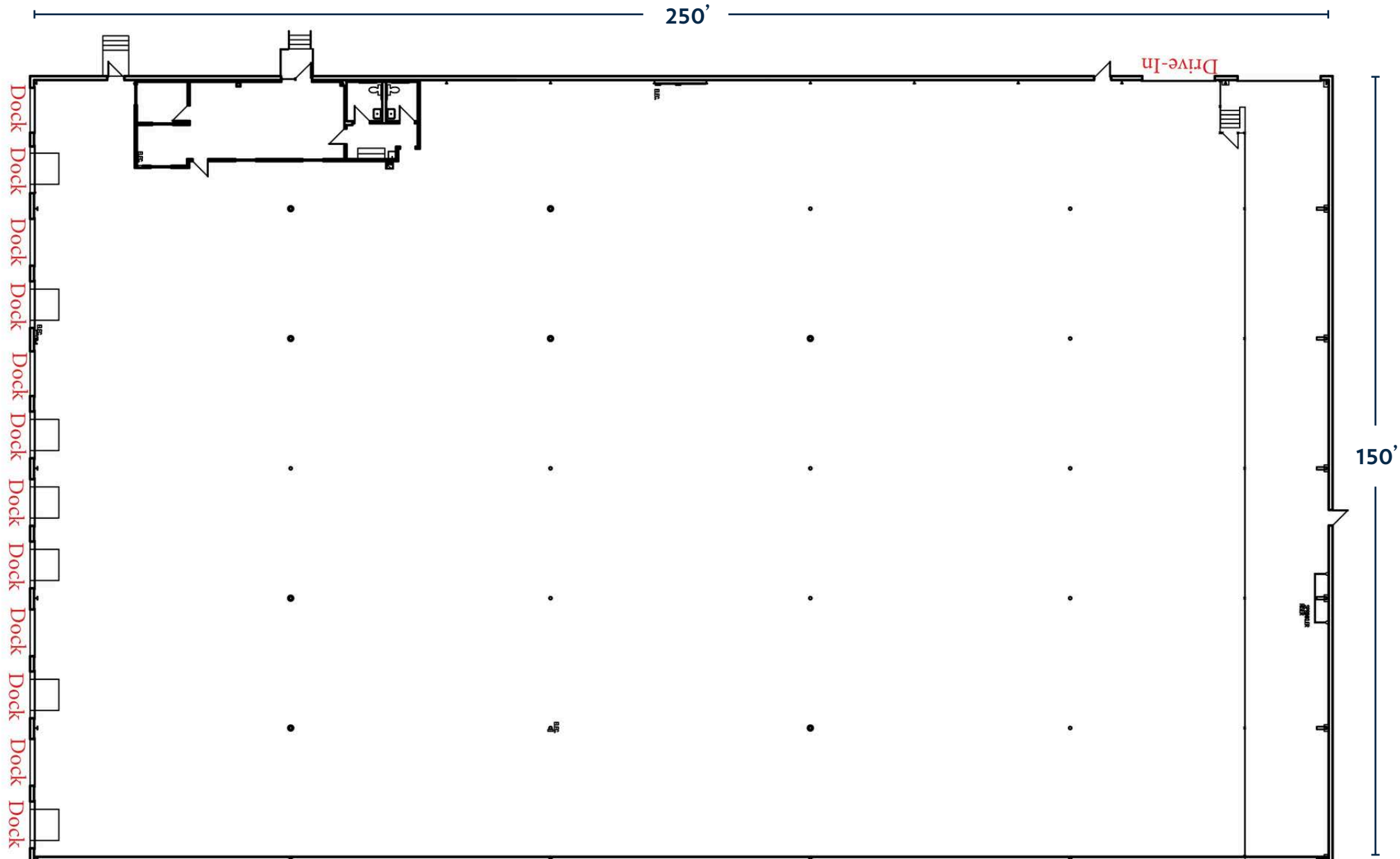
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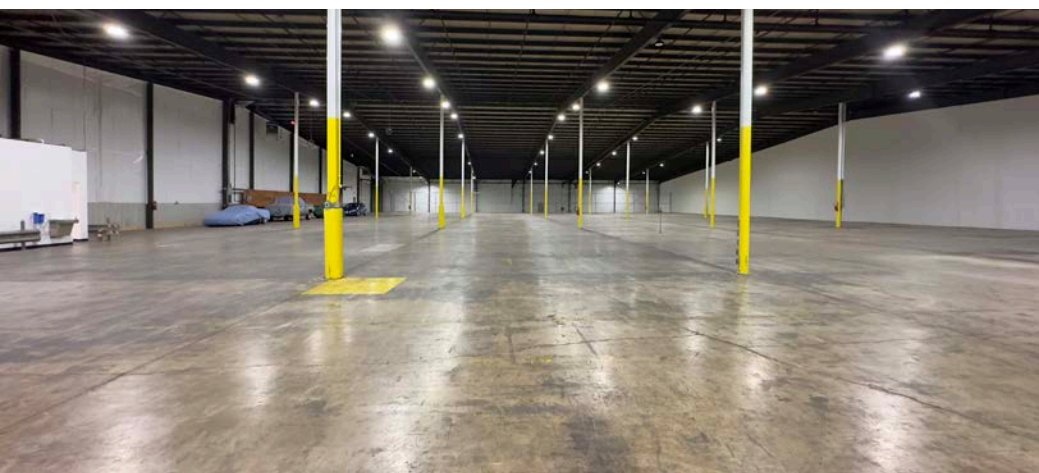
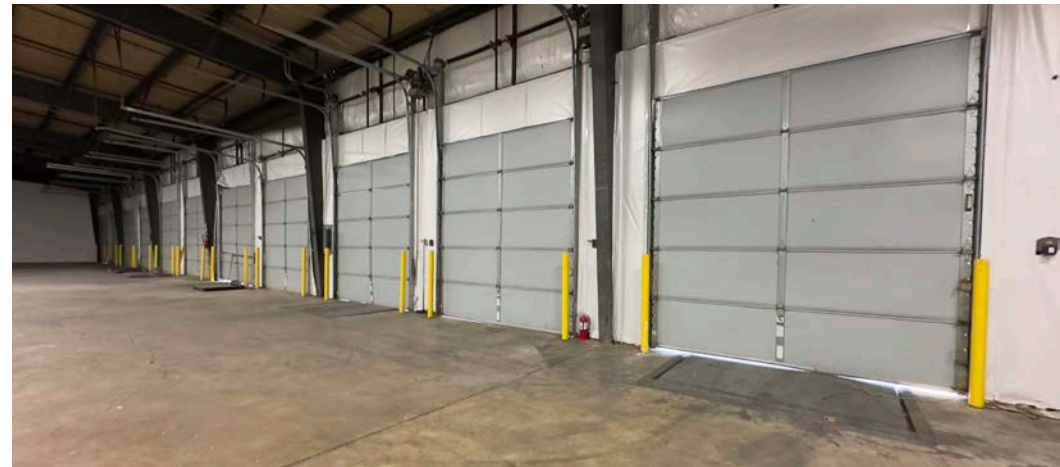
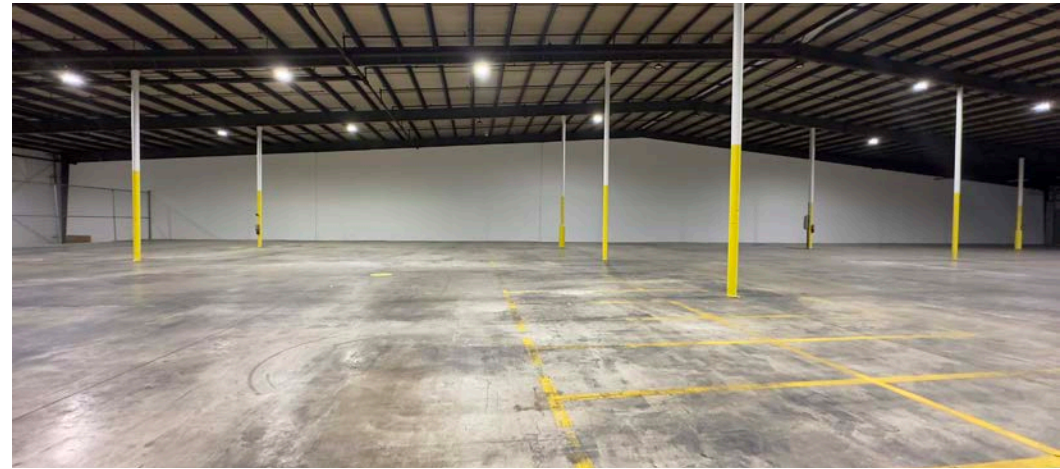
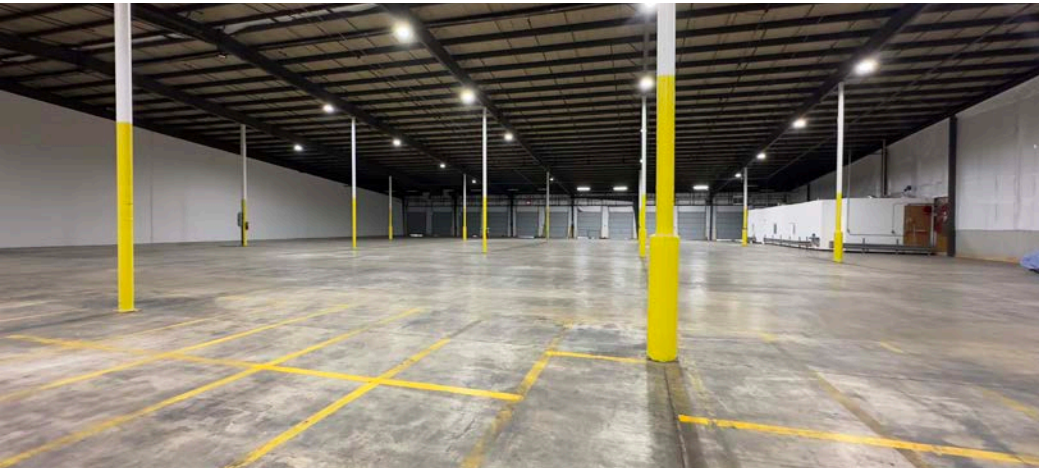
## FLOOR PLAN



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