



10001 ALLIANCE RD.

CINCINNATI, OH 45242

AVAILABLE FOR LEASE

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PROPERTY HIGHLIGHTS



81,736 SqFt Total

- Class A Office/Warehouse space located in City of Blue Ash, minutes to I-275, I-71, and I-75
- Warehouse area includes: Compactor, baler, (7) fork lift charging stations, compressed airlines, shrink-wrap machine, and warehouse racking (capacity/pallet positions available)
- Onsite work facility / steam shower + shared break room included
- Interior truck docks
- Total Building SqFt: 146,359
- Available Q1 2026
- Lease Rate: \$5.95/SqFt NNN + \$1.64/SqFt OpEx/ CAM (includes Base Utilities)



CLICK HERE FOR AERIAL VIDEO



CLICK HERE FOR THE 360° TOUR

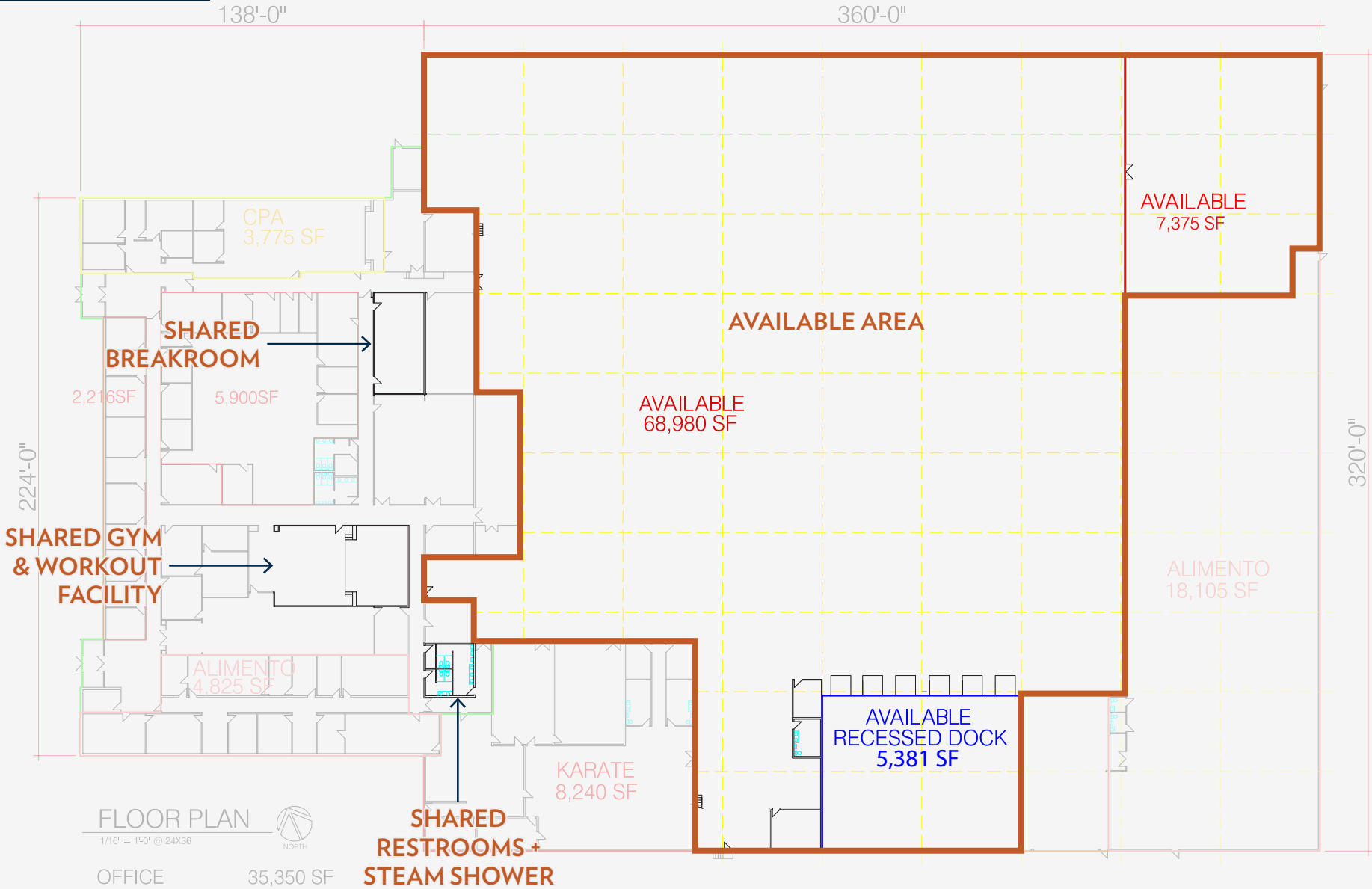
PROPERTY DETAILS

Total SqFt:	81,736
Warehouse SqFt:	80,236 (7,375 SF has 100% HVAC room)
Office SqFt:	1,500
Acreage:	8.896
Clear Height:	22'
Year Built:	1971
Type Construction:	Masonry, CMU, and steel
Lighting:	LED's throughout
Column Spacing:	32'x40'
Dock door:	Six (6) interior docks with mechanical pit levelers, One (1) - 8'x10' with mechanical pit leveler & dock seal
Drive-in door:	None; To Suit
Sprinkler:	Yes; Wet system
Electrical Service:	Approximately 480-volt, 3-phase, 1,600 amps (7,375 SF 100% HVAC room at 480-volt, 3-phase, 400-amp service)
Heat:	Natural gas-fired unit heaters
Roof:	TPO - 2017
Truck court:	60' interior truck dock area + 100' exterior with concrete and heavy duty asphalt
Parking Lot:	140+ spaces
Restrooms:	Multiple sets in office area and one (1) uni-sex in warehouse area

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FLOOR PLAN



FLOOR PLAN	
1/16" = 1'-0" @ 24X36	
OFFICE	35,350 SF
WAREHOUSE	109,875 SF
TOTAL	145,225 SF

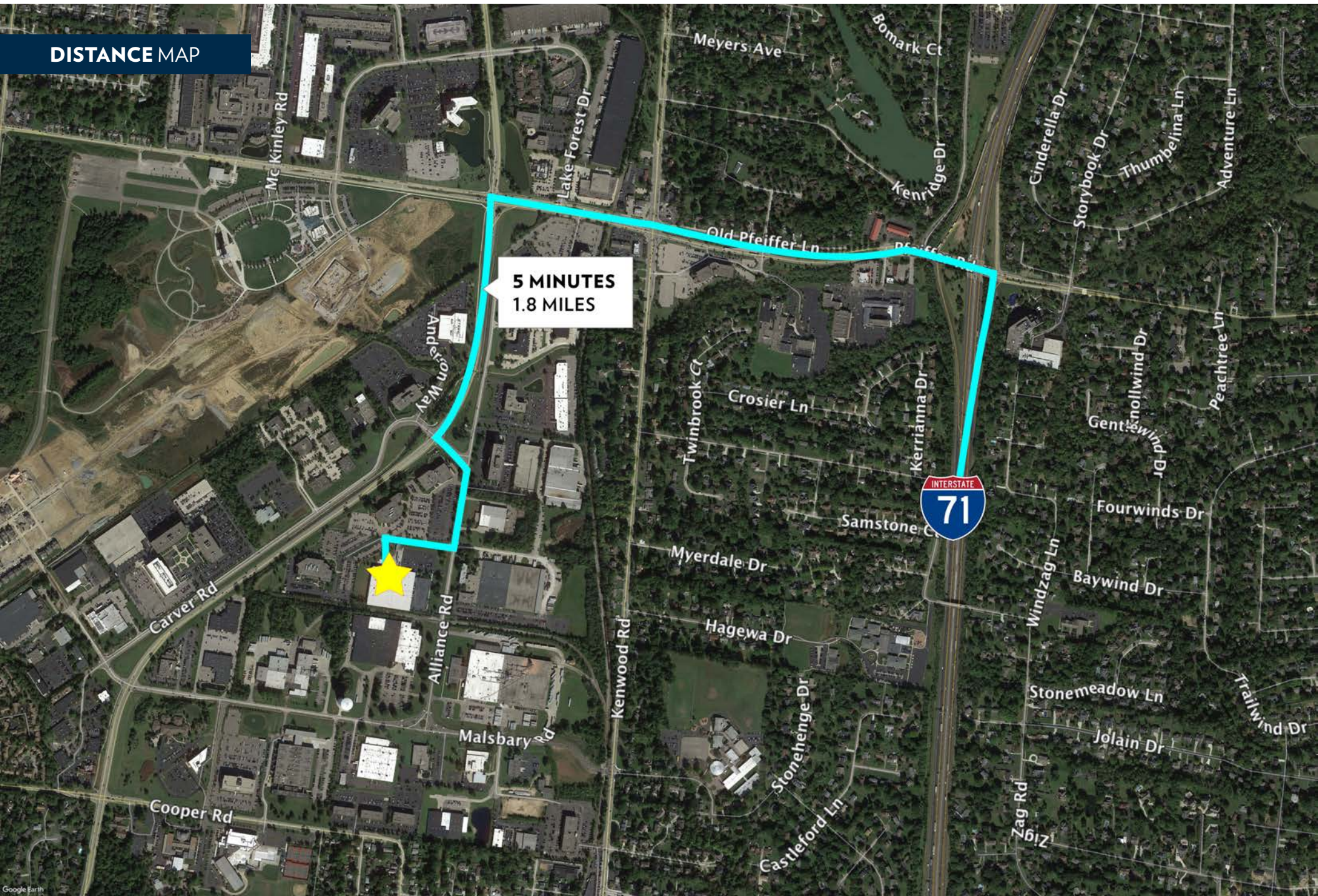
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DISTANCE MAP

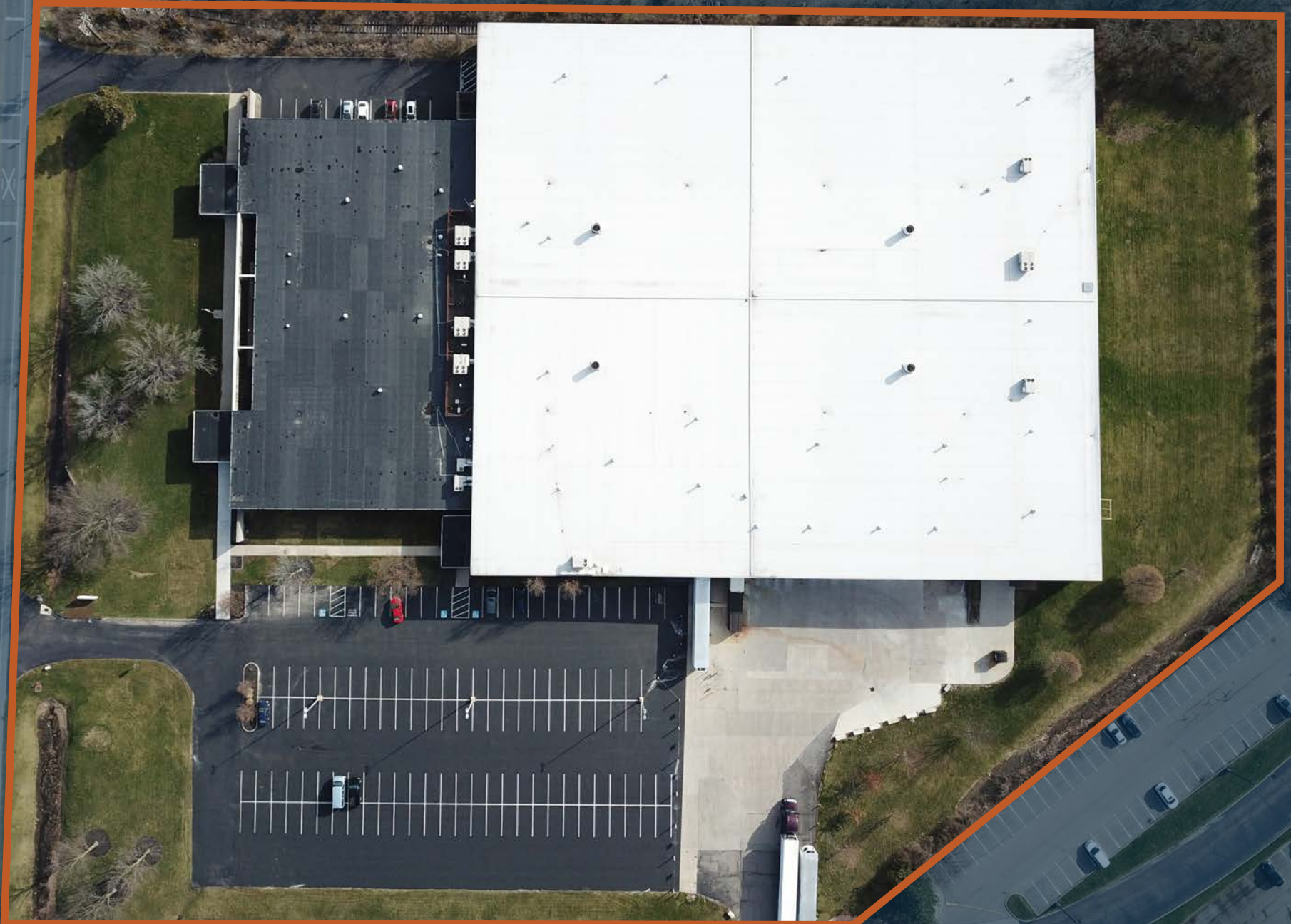


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PARCEL OUTLINE



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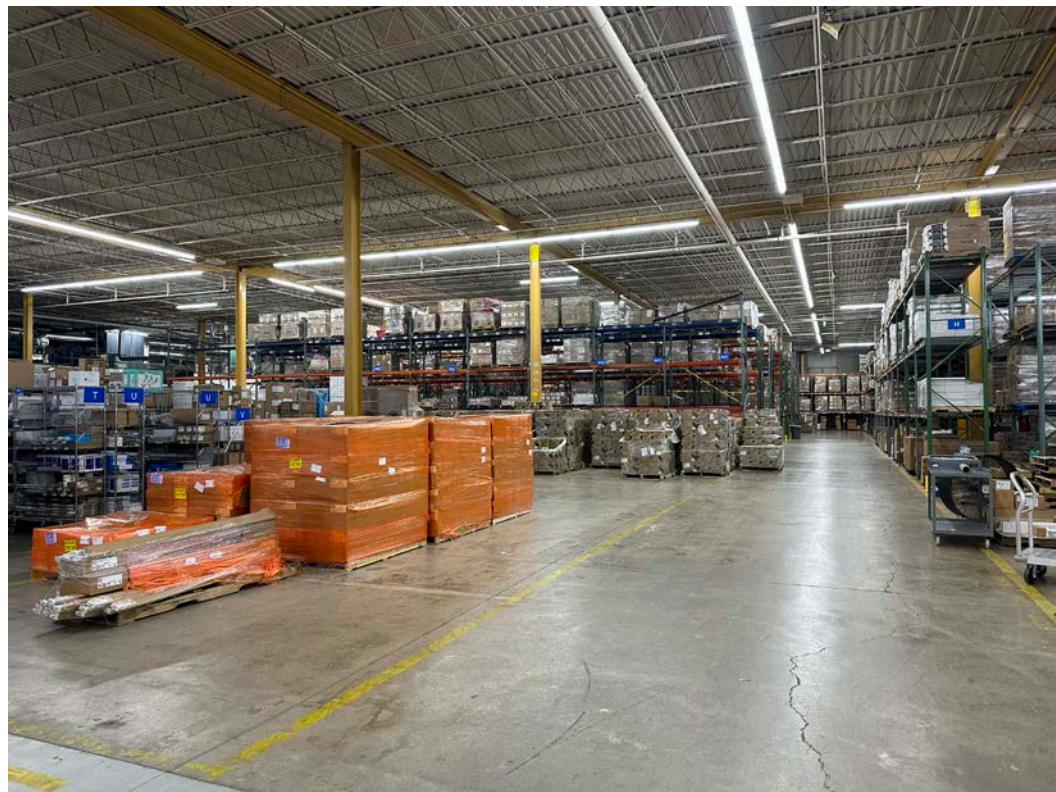
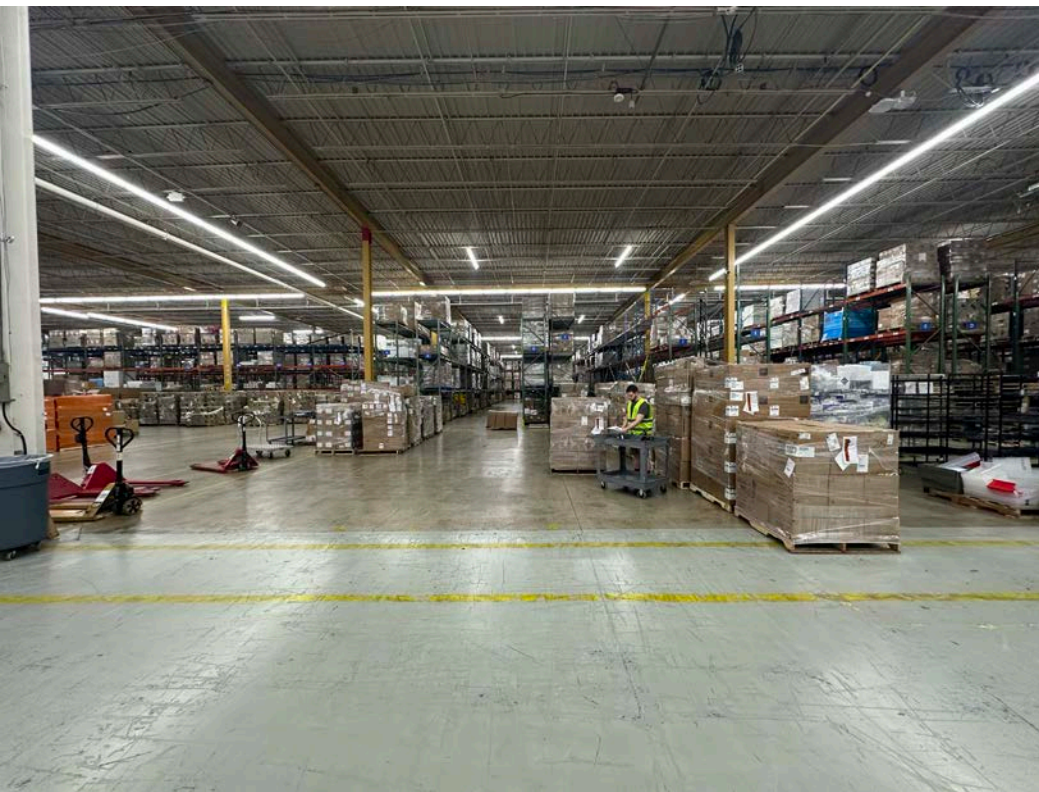
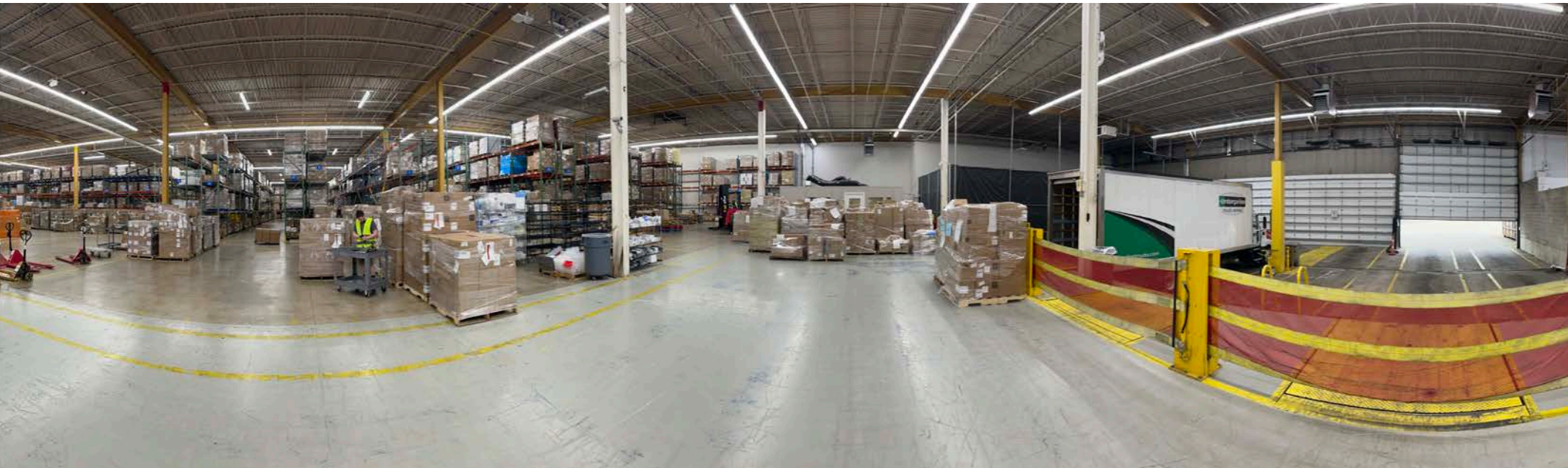
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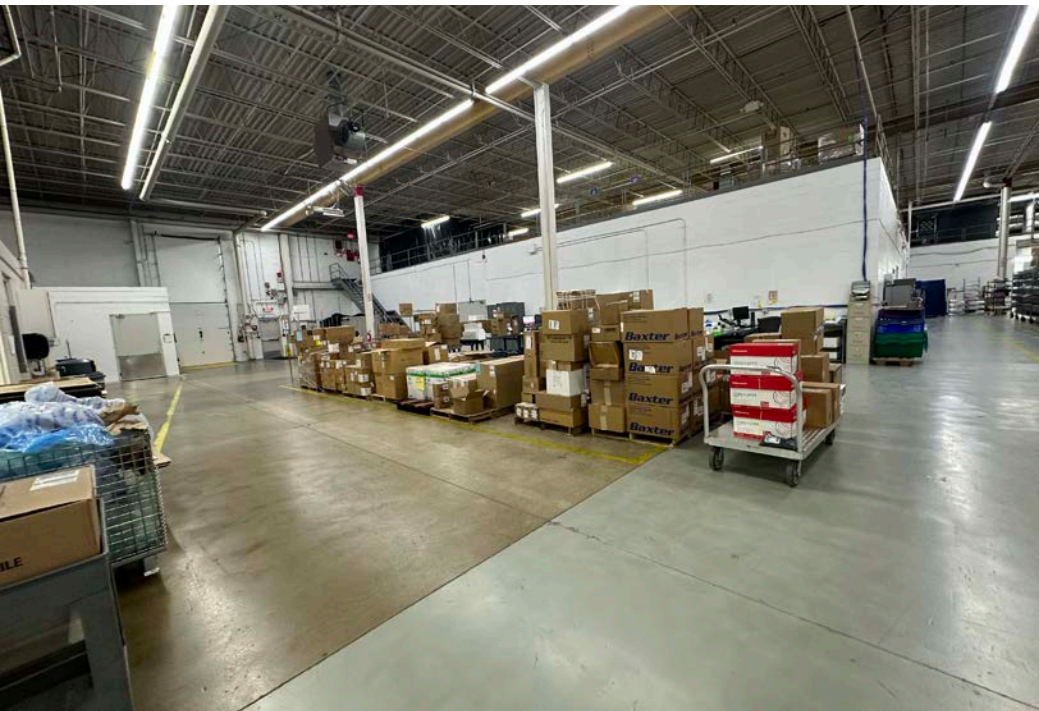
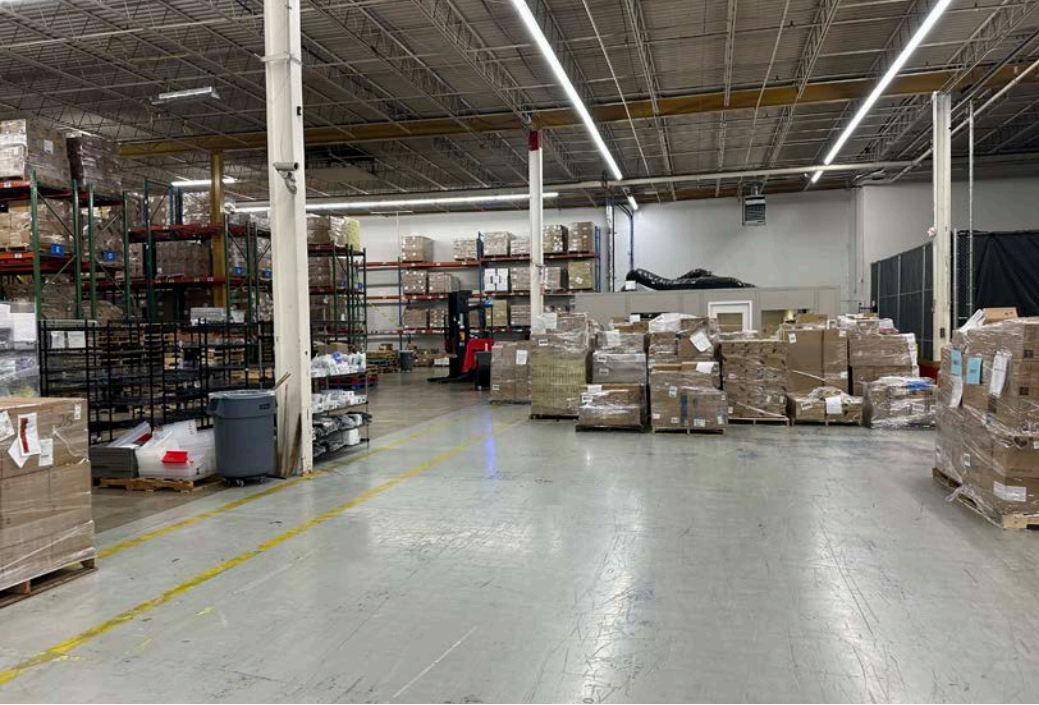
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