

For sale

Investment Property

12,300 SF industrial equipment supply building

10770 Kenwood Rd.
Blue Ash, OH 45242



Highlights



Total S.F. - 12,300

- Office/Showroom - 3,000 S.F
- Warehouse - 9,300 S.F



Two Drive-In doors -

- 14' x 13.5'

One Dock Door

- 12' x 13.5'



Steel structure
Metal siding
Metal roof



Tenant - American Producers Supply Co., Inc.



2.374 Acres



Lease Rate - \$60,900 / year (\$4.95 / sf)
Renewal Rate - \$63,900/year (\$5.20/sf)
Below Market Rent



Built in 1970



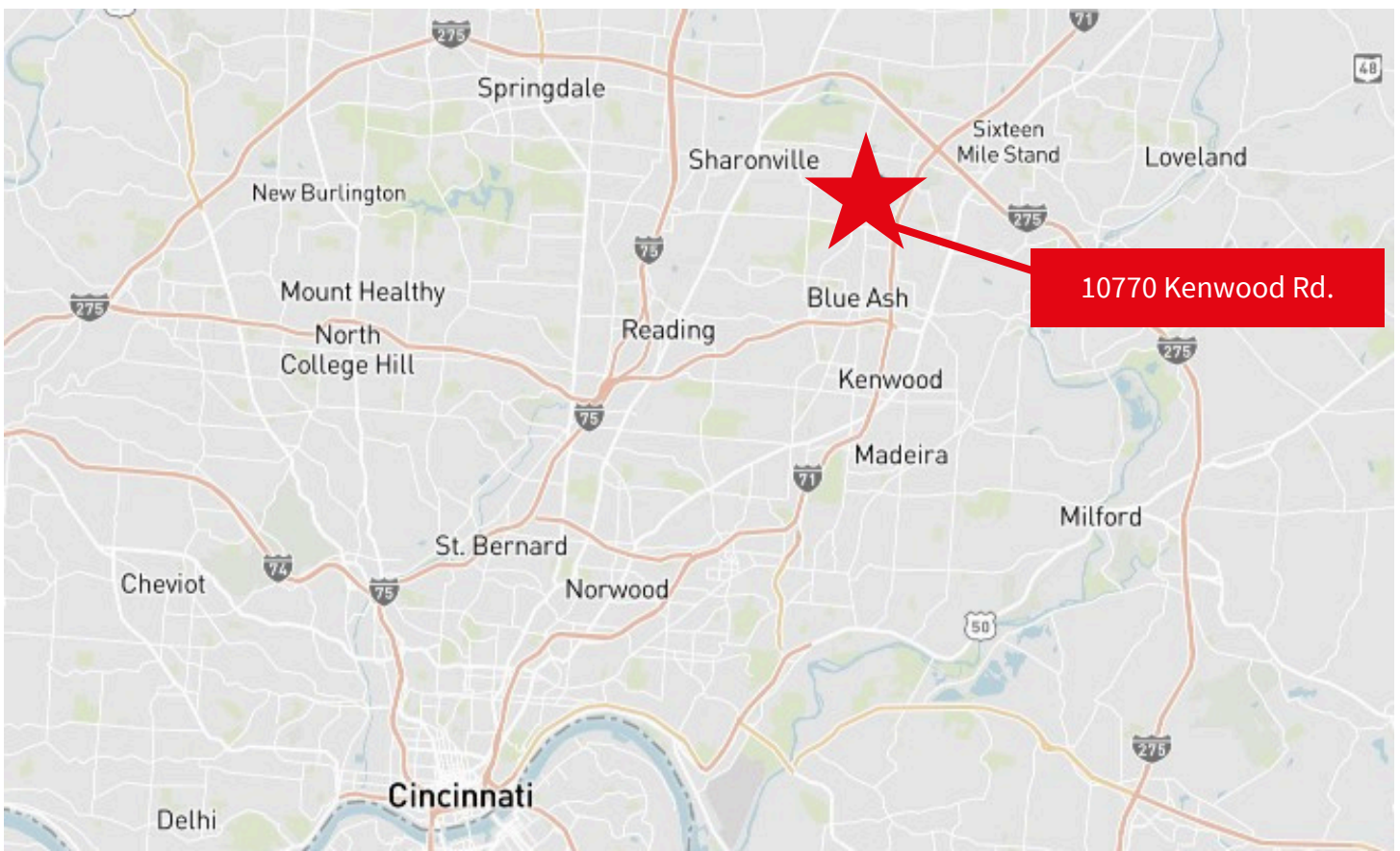
Lease Expiration - 4/30/25
One (1) three (3) year option to renew

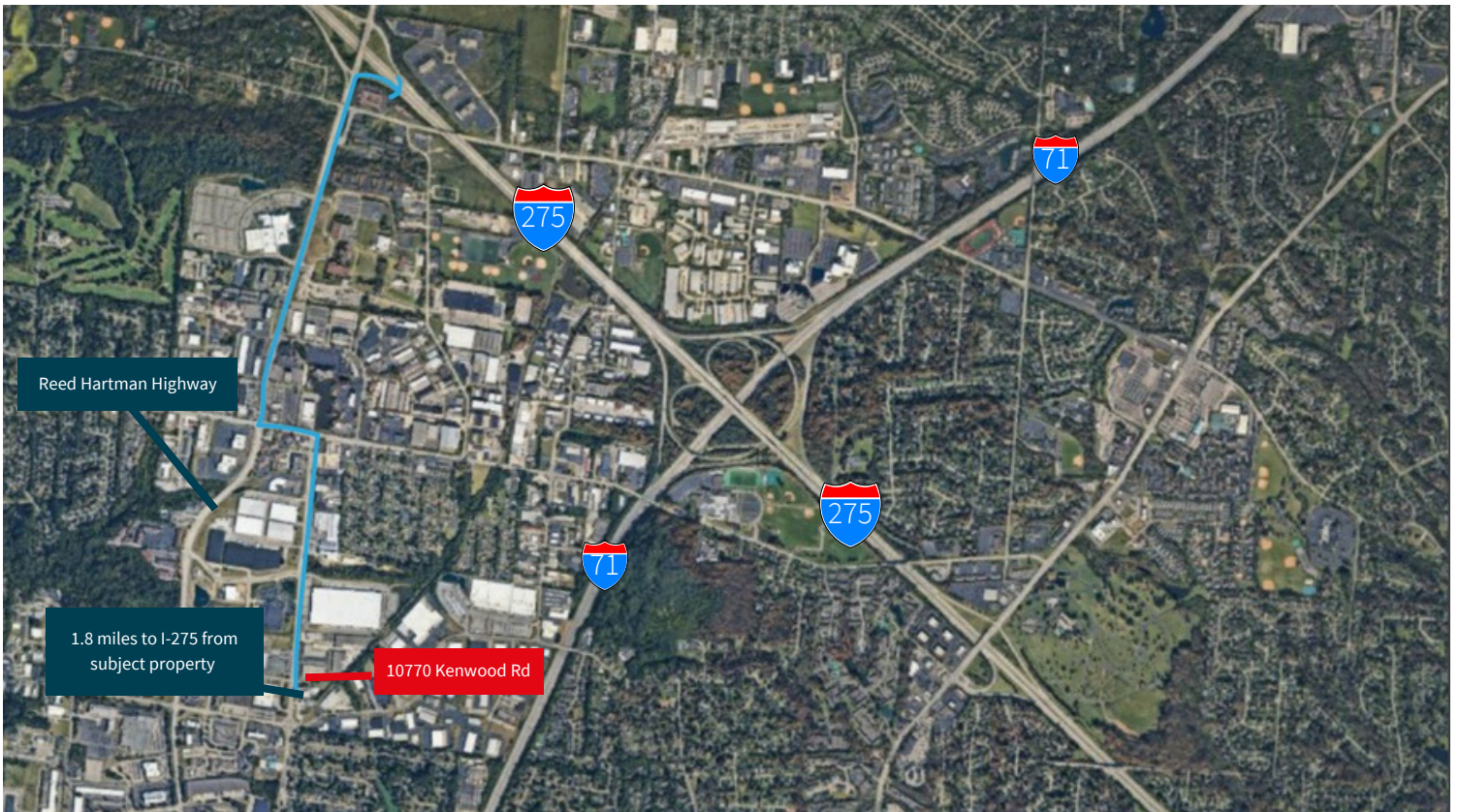
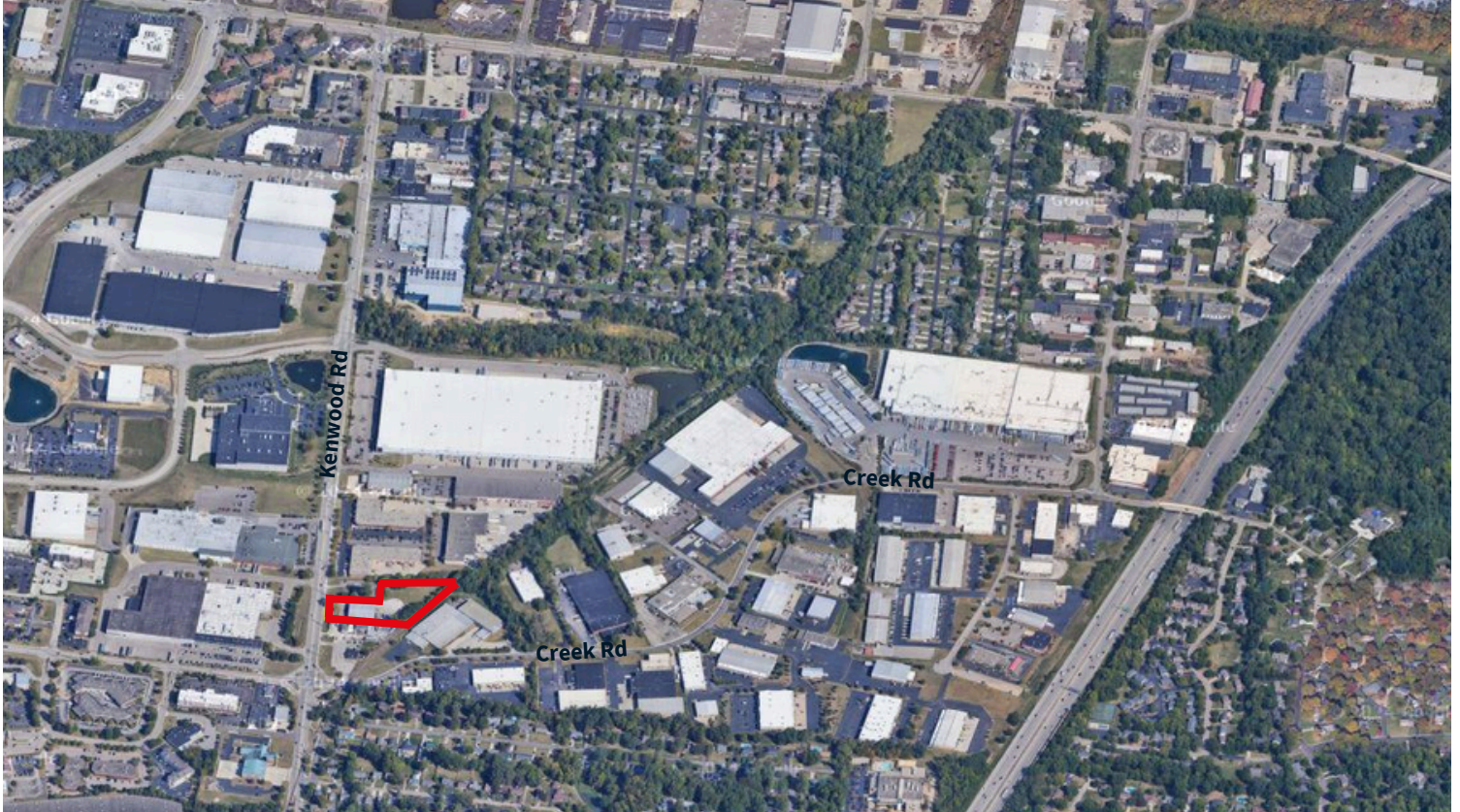


Located in the heart of Blue Ash

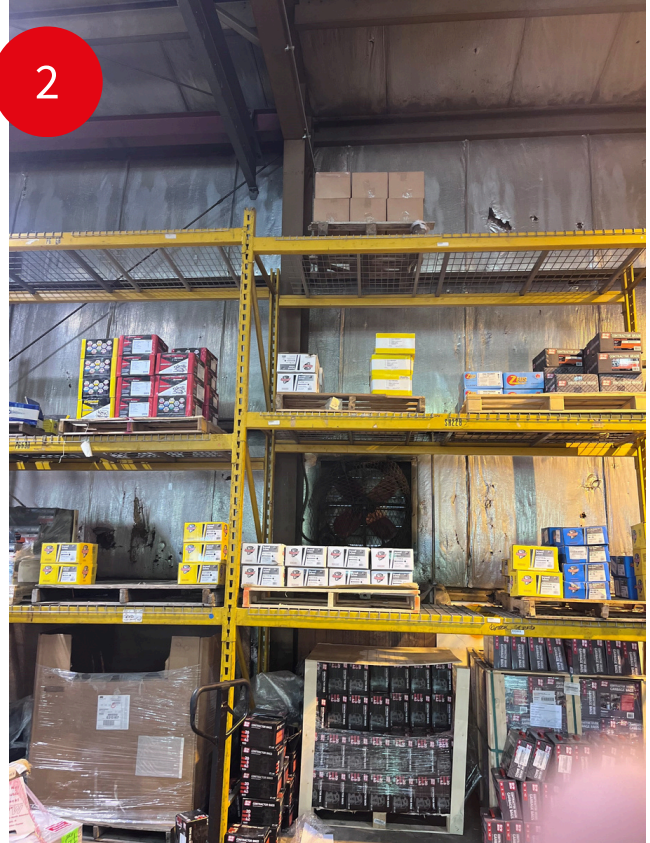


Asking price: \$825,000 (\$67.07/sf)






Building Images



 Warehouse

 Warehouse Racking

 Drive-In Doors

Building Information

Property data

Total square footage 12,300 S.F.
Office/showroom - 3,000 S.F.
Warehouse - 9,300 S.F.

Acreage 2.374 AC

Zoning Blue Ash North District ("BAN")

Availability

Sale price \$825,000 (\$67.07 PSF)

Lease income \$60,900/yr.

Building data

Roof Metal roof

Year built 1970

Construction type Steel frame, metal siding

Clear height 14'

Dimensions of building 123' x 100'

Real Estate Taxes \$17,735.98/yr (Paid by Tenant)

County Parcel ID 612-0141-0007-00

Lease Information

Tenant American Producers Supply Co., Inc.

Lease term 4/30/25 Lease Expiration
One (1) Three year renewal

Lease rate Current - \$60,900/yr (\$4.95/sf)
Extension term - \$63,900/yr (\$5.20/sf)

Lease type Net,Net

Landlord Responsibility Roof, structure, parking lot, HVAC



Rusty Myers
Managing Director
rusty.myers@jll.com
513.608.2571