

11029 KENWOOD RD.

BLUE ASH, OH 45242

AVAILABLE FOR LEASE

Rod MacEachen
(513) 675-5764
Rod@SqFtCommercial.com

Roddy MacEachen, SIOR
(513) 739-3985
Roddy@SqFtCommercial.com

Jared Wagoner, SIOR
(812) 890-1768
Jared@SqFtCommercial.com

Amy Castaneda
(503) 310-9768
Amy@SqFtCommercial.com

Sarah Kern
(513) 426-4864
Sarah@SqFtCommercial.com

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PROPERTY HIGHLIGHTS



37,635 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



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[CLICK HERE FOR AERIAL VIDEO](#)

PROPERTY DETAILS

Total SqFt:	37,635
Warehouse SqFt:	36,740
Office SqFt:	895
Clear Height:	16'-26'
Year Built:	1972
Type Construction:	Metal / fully insulated
Lighting:	LED's
Column Spacing:	25' x 50'
Dock door:	Twelve (12) 9' x 10' including six (6) with mechanical pit levelers.
Drive-in door:	Two(2) - One (1) - 14'x14' and One (1) 16'x18'
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

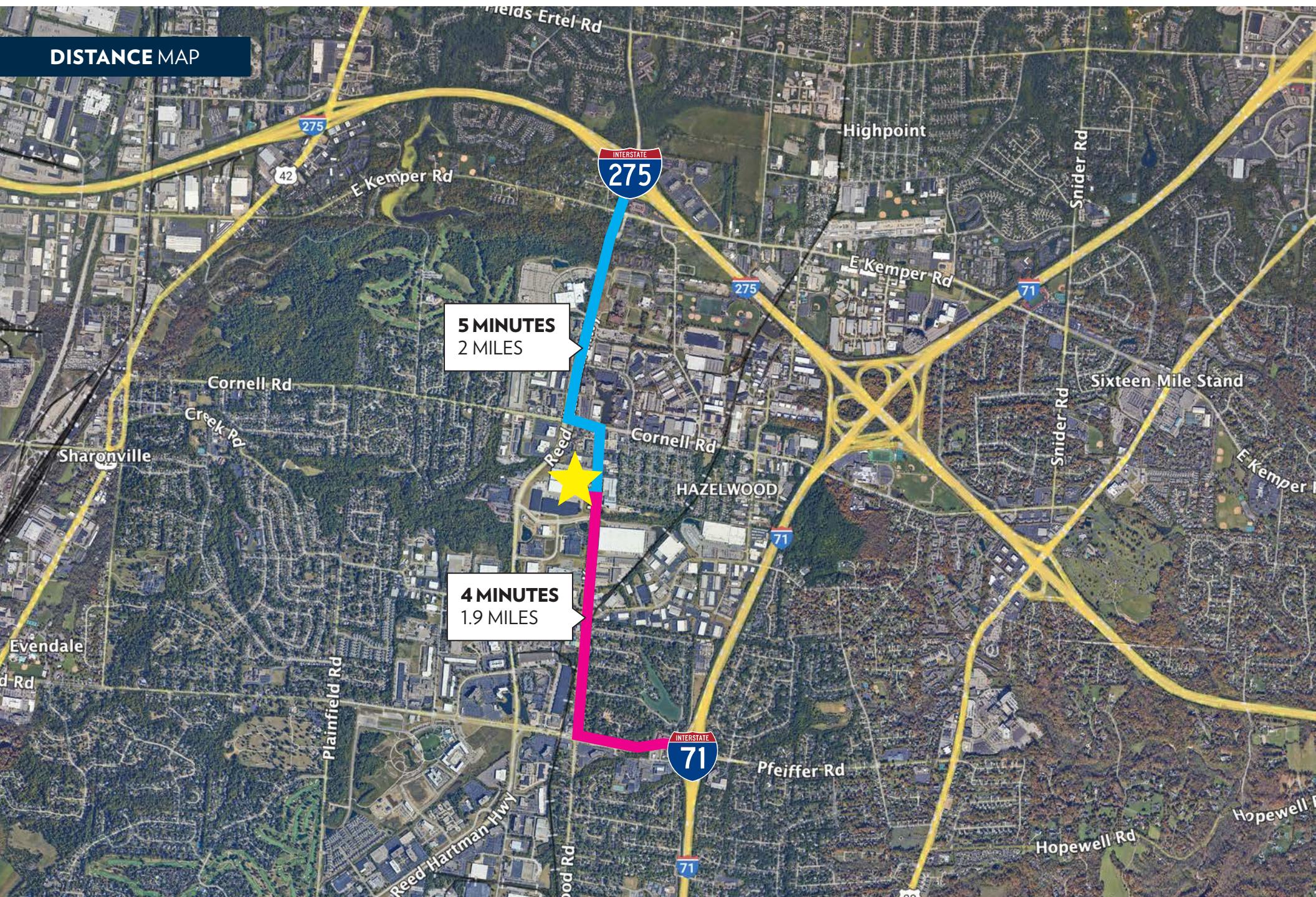
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INFO@SQFTCOMMERCIAL.COM
(513) 843-1600
SQFTCOMMERCIAL.COM

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DISTANCE MAP



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AERIAL VIEW



BUILDING 5
37,635 SQFT
AVAILABLE

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FLOOR PLAN

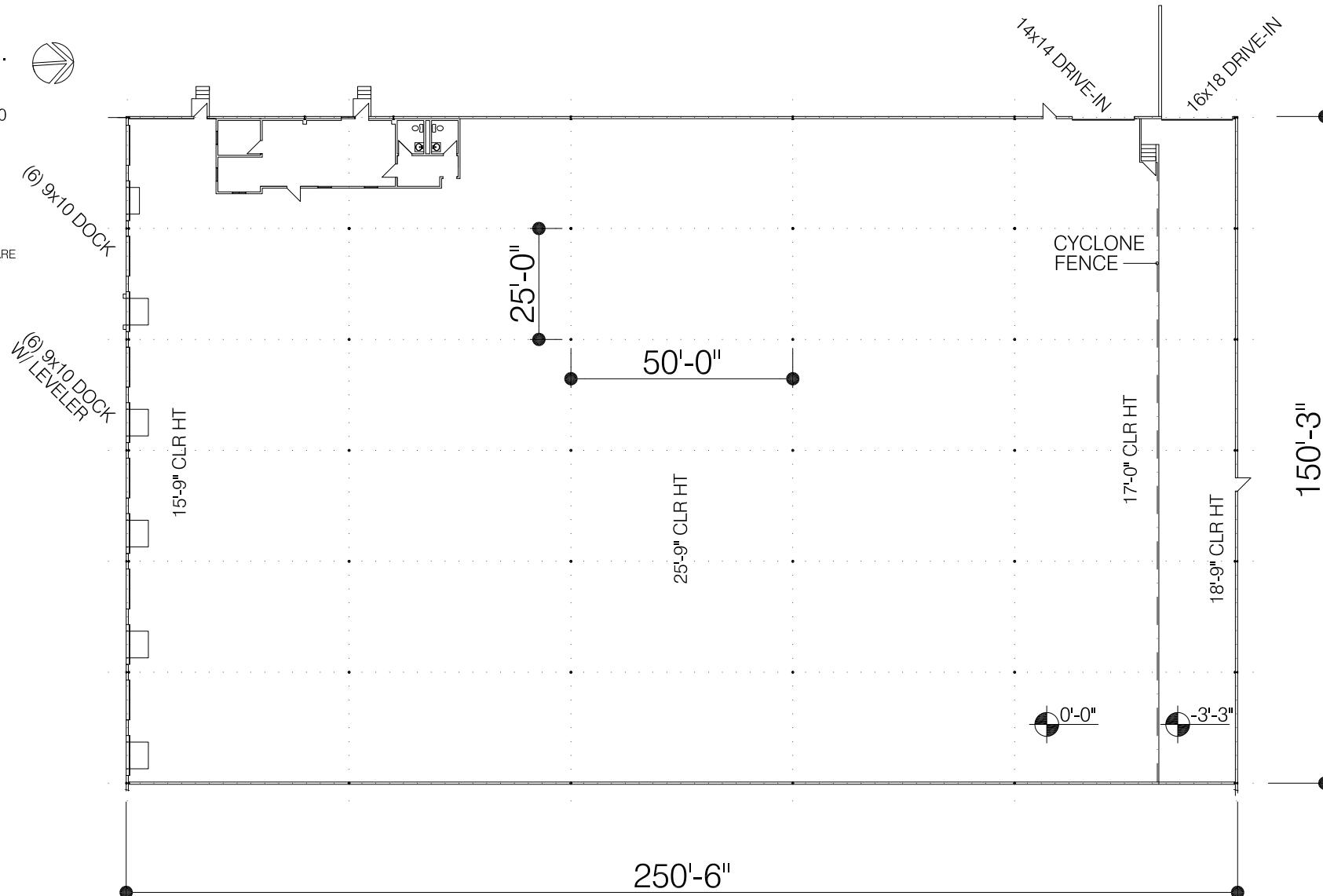
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OFFICE 895 SF
WHSE 36,740 SF
TOTAL 37,635 SF

DRAWING ISSUED FOR MARKETING
PURPOSES ONLY. ALL CALCULATIONS ARE
APPROXIMATE.

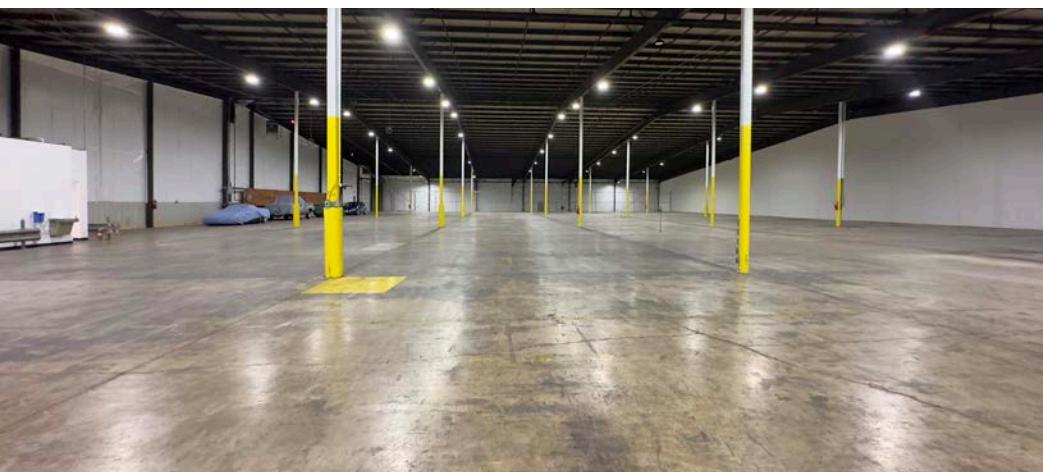
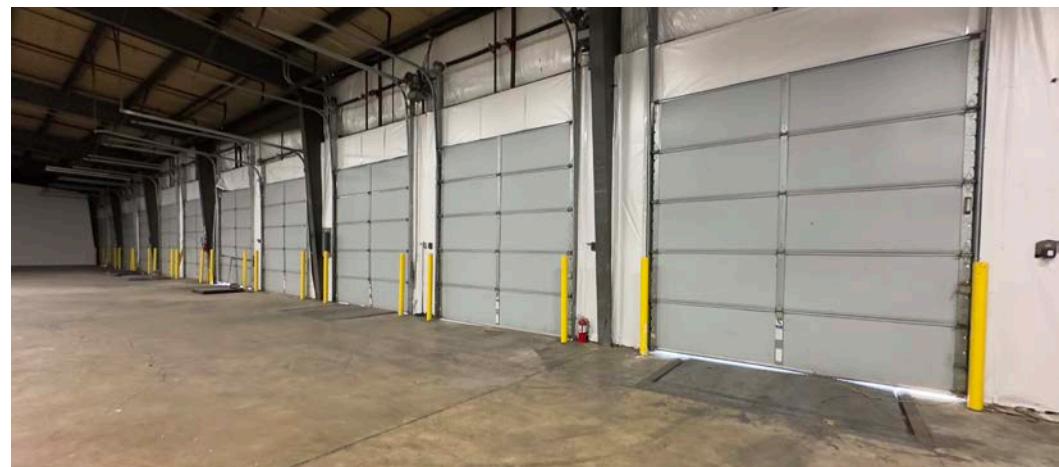
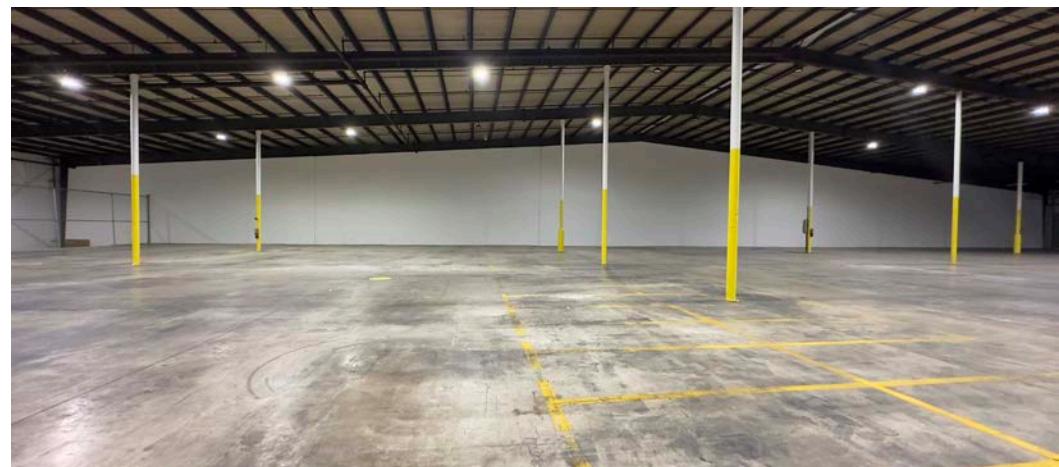


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