



11029 KENWOOD RD.
BLUE ASH, OH 45242

AVAILABLE FOR LEASE

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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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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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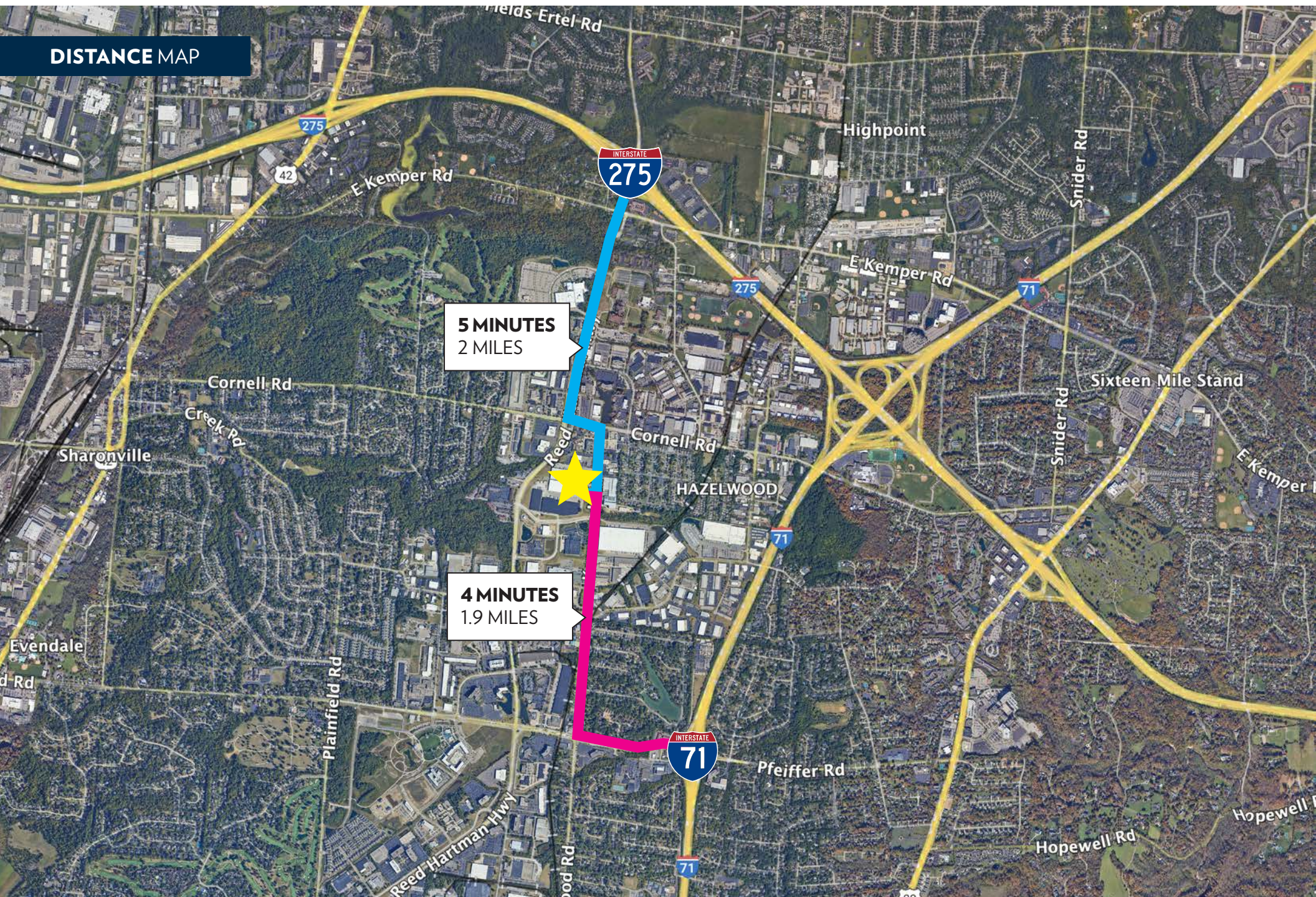
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DISTANCE MAP



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AERIAL VIEW

An aerial photograph of an industrial park. Several large, rectangular industrial buildings with white and dark roofs are visible. One building, labeled as Building 5, is outlined in orange. A white line with a circle at the end points from the text box to this building. The surrounding area includes parking lots, green spaces, and a road with a pond in the foreground.

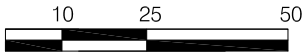
BUILDING 5
37,635 SQFT
AVAILABLE

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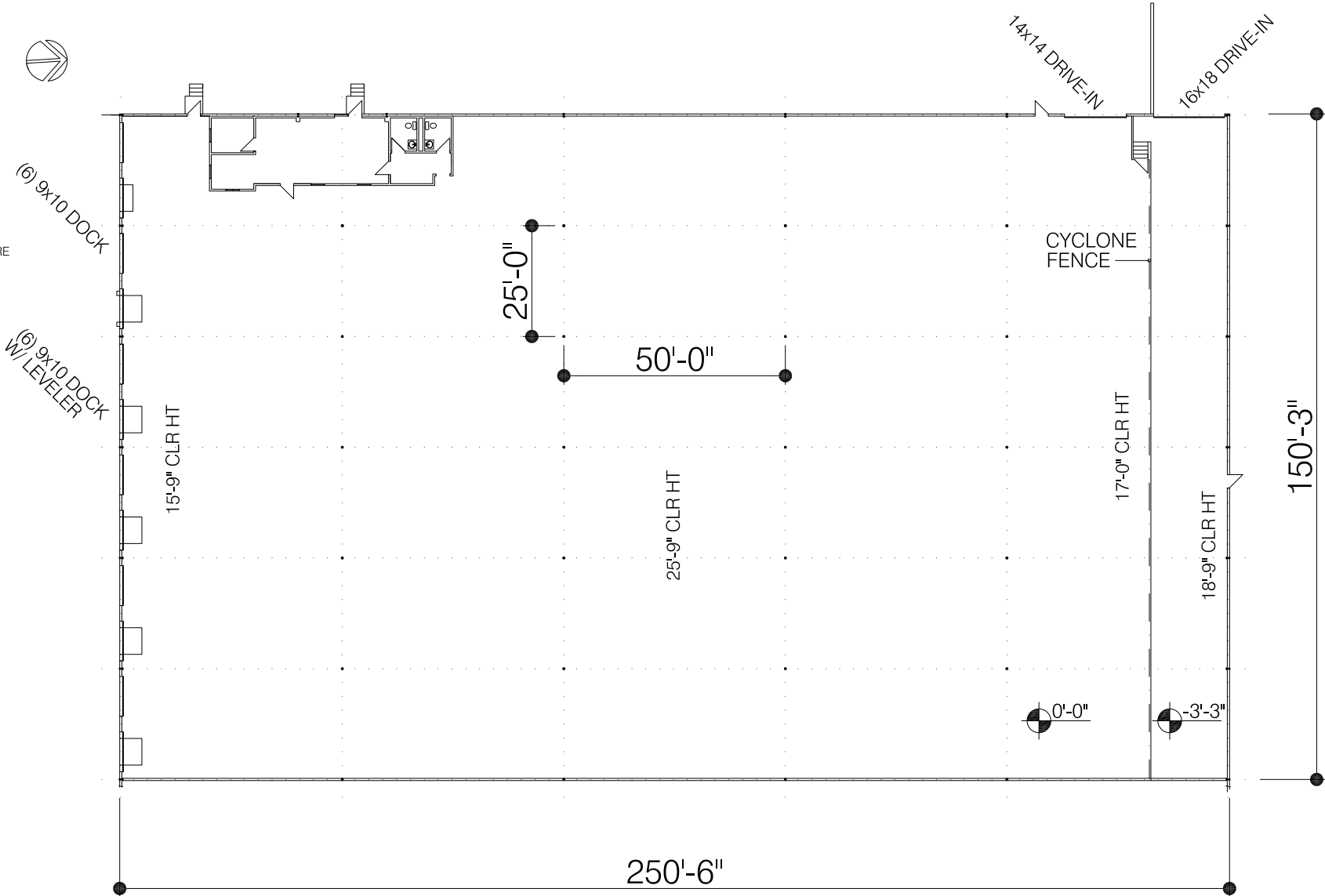
FLOOR PLAN

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

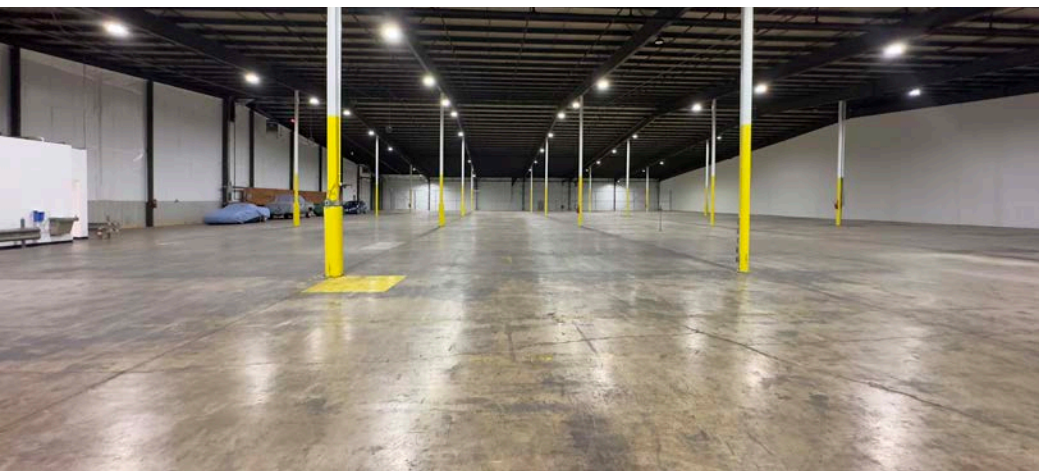
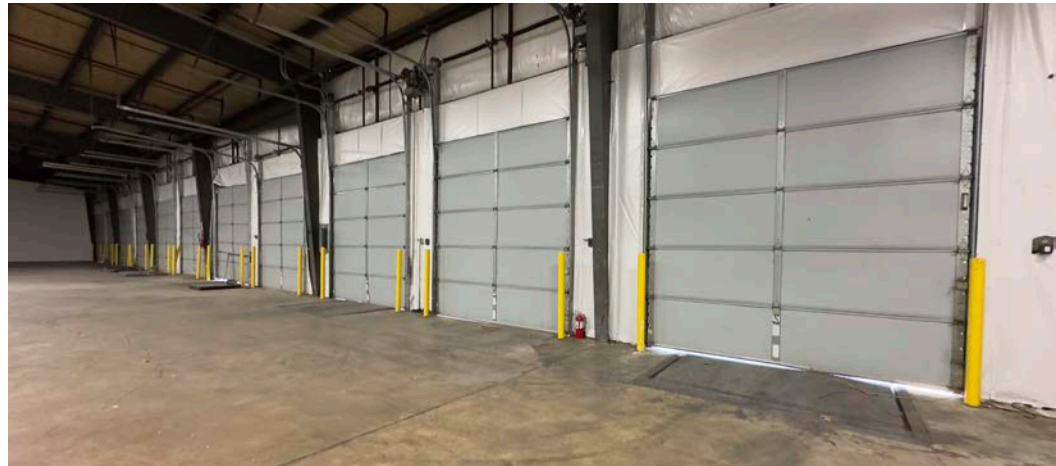
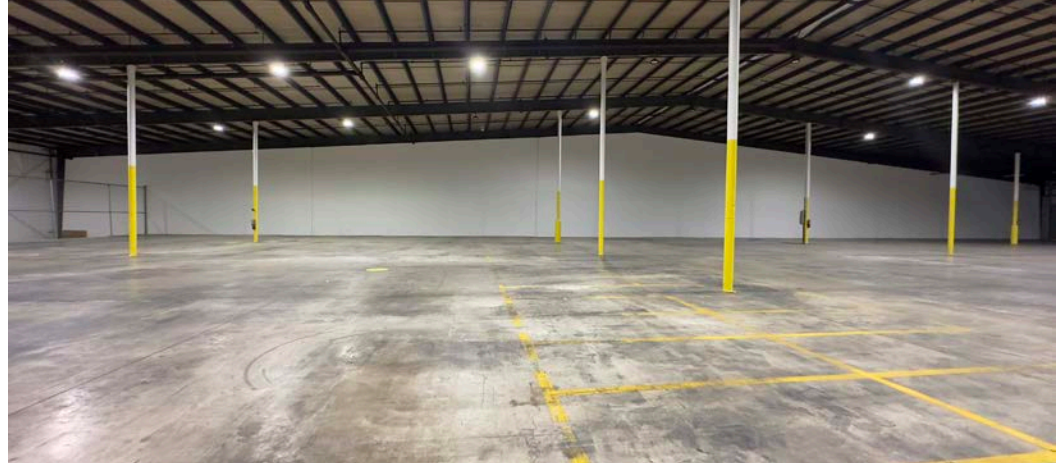
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