

Industrial | For Lease

CBRE

3000 Kenskill Ave

Washington Court House, OH 43160

Weston Devore
First Vice President
weston.devore@cbre.com
+1 614 430 5031

Jeff Lyons
Executive Vice President
jeff.lyons@cbre.com
+1 614 430 5012

Shane Ellis
Associate
shane.ellis2@cbre.com
+1 614 430 5098

NOW UNDER NEW OWNERSHIP

±277,992 SF Property on 34.4 Acres Available For Lease





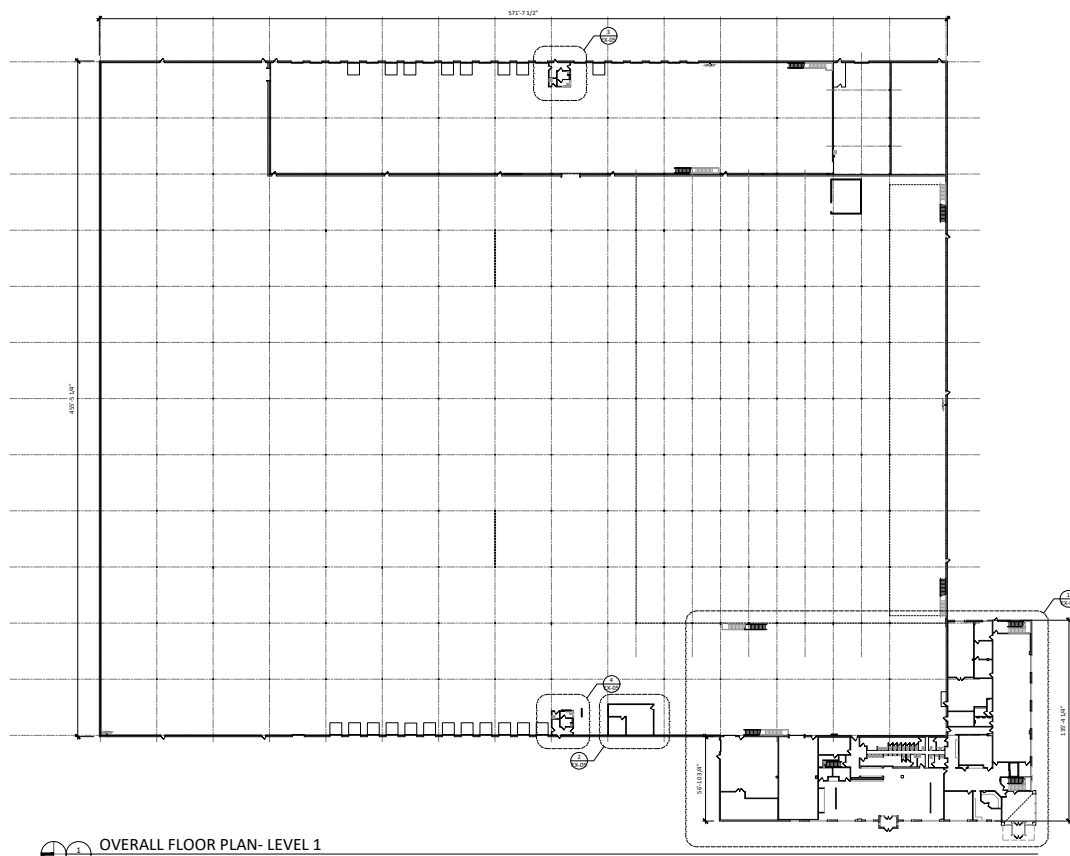
Property For Lease

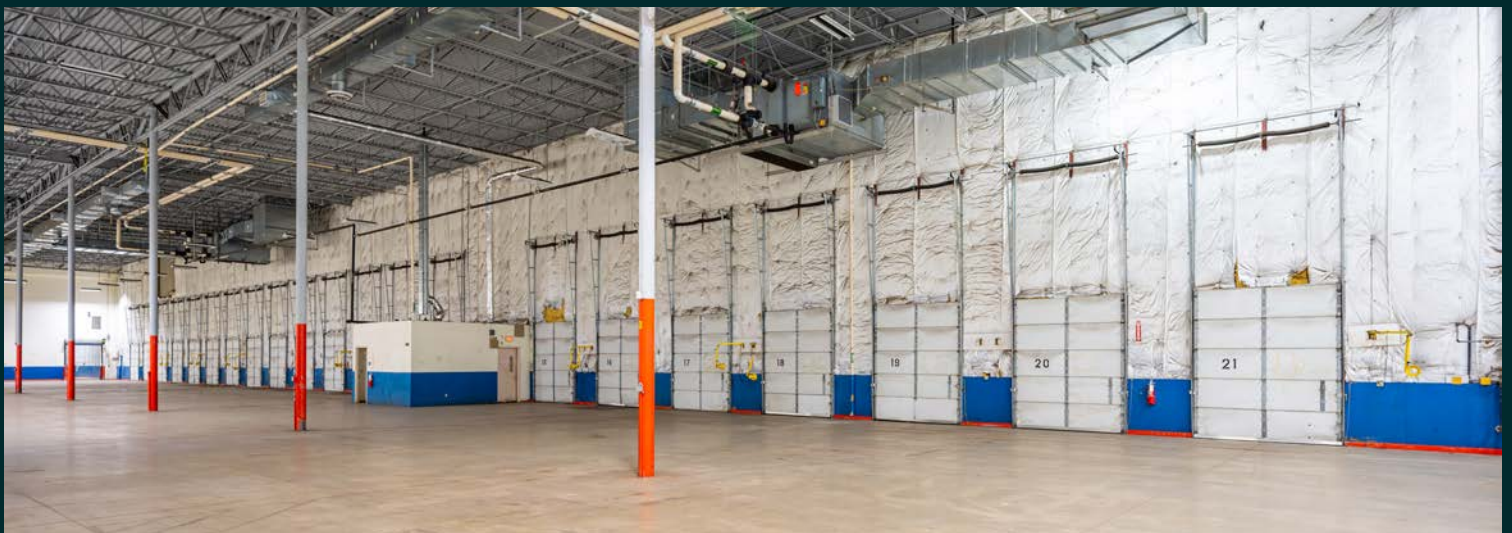
About 3000 Kenskill Avenue:

- Adequate office space for corporate and manufacturing operations
- Abundant automobile parking
- ±19 Acres excess land for development or expansion
- Access to US-35 & US-62
- Cross dock configuration
- Fully air-conditioned warehouse

Property Details

Building Size	±277,992 Sq. Ft (455'Wx 571'D)
Divisibility	±50,000 Sq. Ft
Site Size	±34.44 Acres
Lease Rate	Contact Broker for Pricing
Zoning	LI – Light Industrial
Year Built	1995
Clear Height	29' – 31.3'
Column Spacing	40'W x40'D
Office Size	±30,000 Sq. Ft Finished Office on 2 floors
Dock Doors	21 Dock Doors East Wall (Rear), 12 Dock Doors & a compactor door on West Wall (Front)
Drive-ins	1 – 8' x 10'
Lighting	T5/LED Motion Sensored
Car Parking	±185 cars
Trailer Parking	±19 Acres Expansion Land Available for Future Trailer Parking (As Needed)
Fire Suppression	Wet
Power	2,500 Amps/480 Volt
Construction Type	Precast Concrete Tilt-up





[CLICK HERE TO VIEW ALL INTERIOR PHOTOS](#)

3000 Kenskill Ave
Washington Court House, OH 43160

For Lease



Prime Location near the new Honda/LG facility:

Honda and LG Energy Solution has broken ground on a new $\pm 2,000,000$ Sq. Ft EV Battery Facility in Fayette County, near the City of Jeffersonville. The plant will create approximately 2,200 jobs and plans to be completed at the end of 2024.

Location Access:

± 13 Mi
to Honda/LG Plant

± 14 Mi
to I-71

± 40 Mi
to Columbus, OH

± 52 Mi
to Dayton, OH

± 80 Mi
to Cincinnati, OH

3000 Kenskill Ave
Washington Court House, OH 43160

For Lease



Contact Us

Weston Devore
First Vice President
+1 614 430 5031
weston.devore@cbre.com

Jeff Lyons
Executive Vice President
+1 614 430 5012
jeff.lyons@cbre.com

Shane Ellis
Associate
+1 614 430 5098
shane.ellis2@cbre.com

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.