



10804 MILLINGTON COURT

BLUE ASH, OH 45242

INDUSTRIAL BUILD TO SUIT
AVAILABLE FOR LEASE

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PROPERTY HIGHLIGHTS



28,800 SqFt

- Available For Lease
- Class A New Construction located in City of Blue Ash with I-71 frontage with potential signage available
- Minutes to I-71 at Pfeffer Rd. and I-275 at Reed Hartman Highway
- Construction commencing Q4 2025 and substantial completion late Q3 / early Q4 2026
- Space divisible to 4,800 SqFt (40'x120')
- 10 docks / 1 drive-in door
- 20'+ clear height
- 40'x40' columns
- Construction services by Gallenstein Brothers Inc.
- Lease Rate: \$16.00/SqFt NNN + \$3.00/SqFt OpEx/CAM



CLICK HERE FOR AERIAL VIDEO

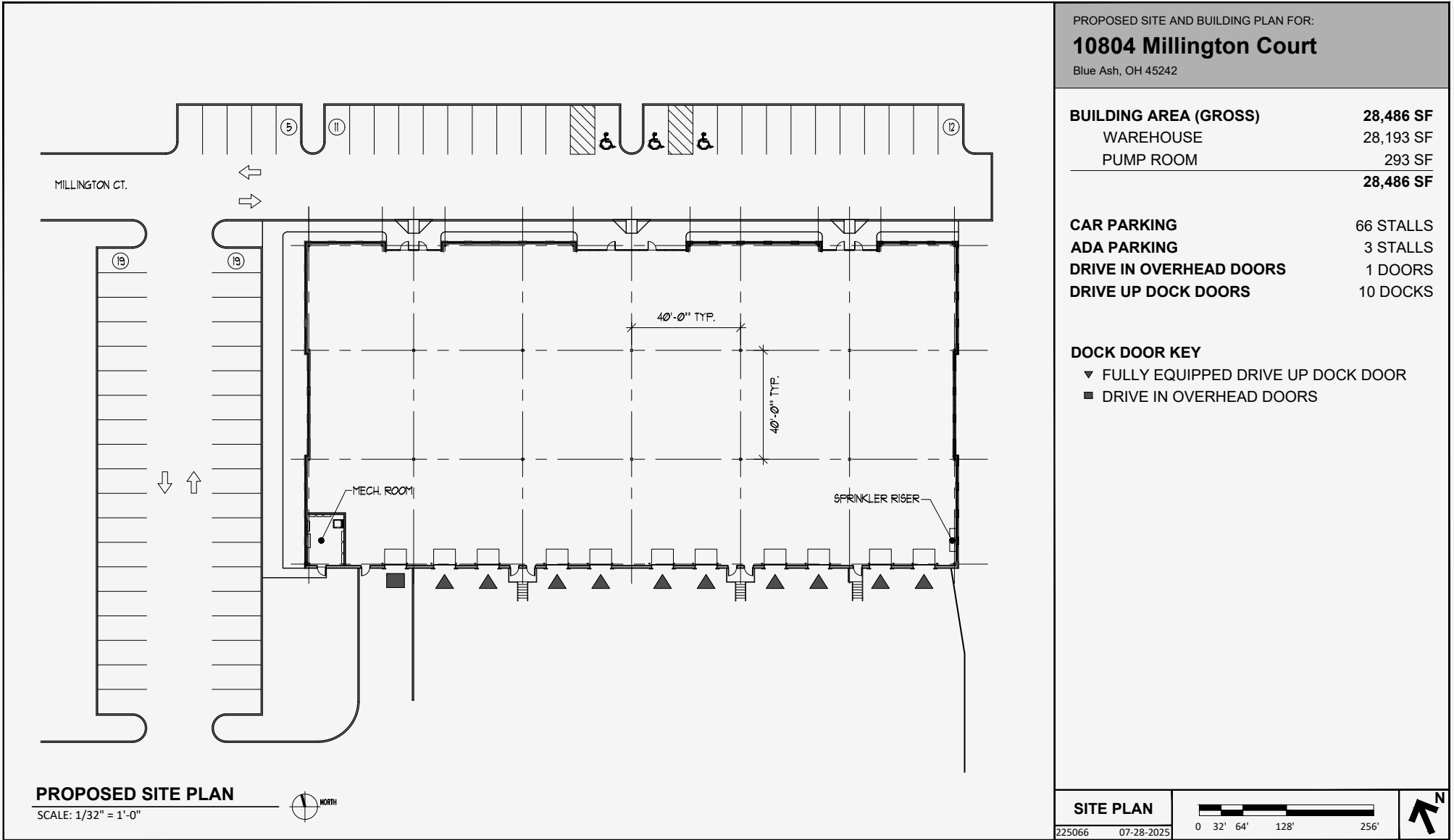
PROPERTY DETAILS

Total SqFt:	28,800 (240' x 120')
Office SqFt:	To Suit
Acreage:	2.30 acres
Clear Height:	20'-22'
Year Built:	2025/2026
Type Construction:	Masonry, CMU, and steel
Floor Slab:	6" reinforced concrete
Interior Lighting:	LED high bay at 30FC maintained at 36" AFF in Warehouse. Flat Panel LED's in Office.
Exterior Lighting:	LED Wall Packs
Column Spacing:	40'x40'
Dock door:	Ten (10) - 9'x10' doors per bay (4,800 SqFt - 40'x120') with exception to front end cap with 1 dock
Drive-in door:	One (1) - 12'x14' at front end cap bay. Additional To Suit
Sprinkler:	Ordinary hazard wet system
Electrical Service:	120/208 volt, 3-phase, 200-amps per bay
Heat:	Natural Gas Fired Unit Heaters in Warehouse. 100% HVAC in Office.
Roof:	Metal-Fully Insulated
Truck court and Storage Yard:	Heavy Duty Asphalt and/or Concrete Suitable for Truck Traffic
Parking Lot:	Sixty - Six (66) spaces
Restrooms:	To Suit - One (1) set per bay
Hamilton County Parcel ID:	612-0180-0058-00

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SITE PLAN



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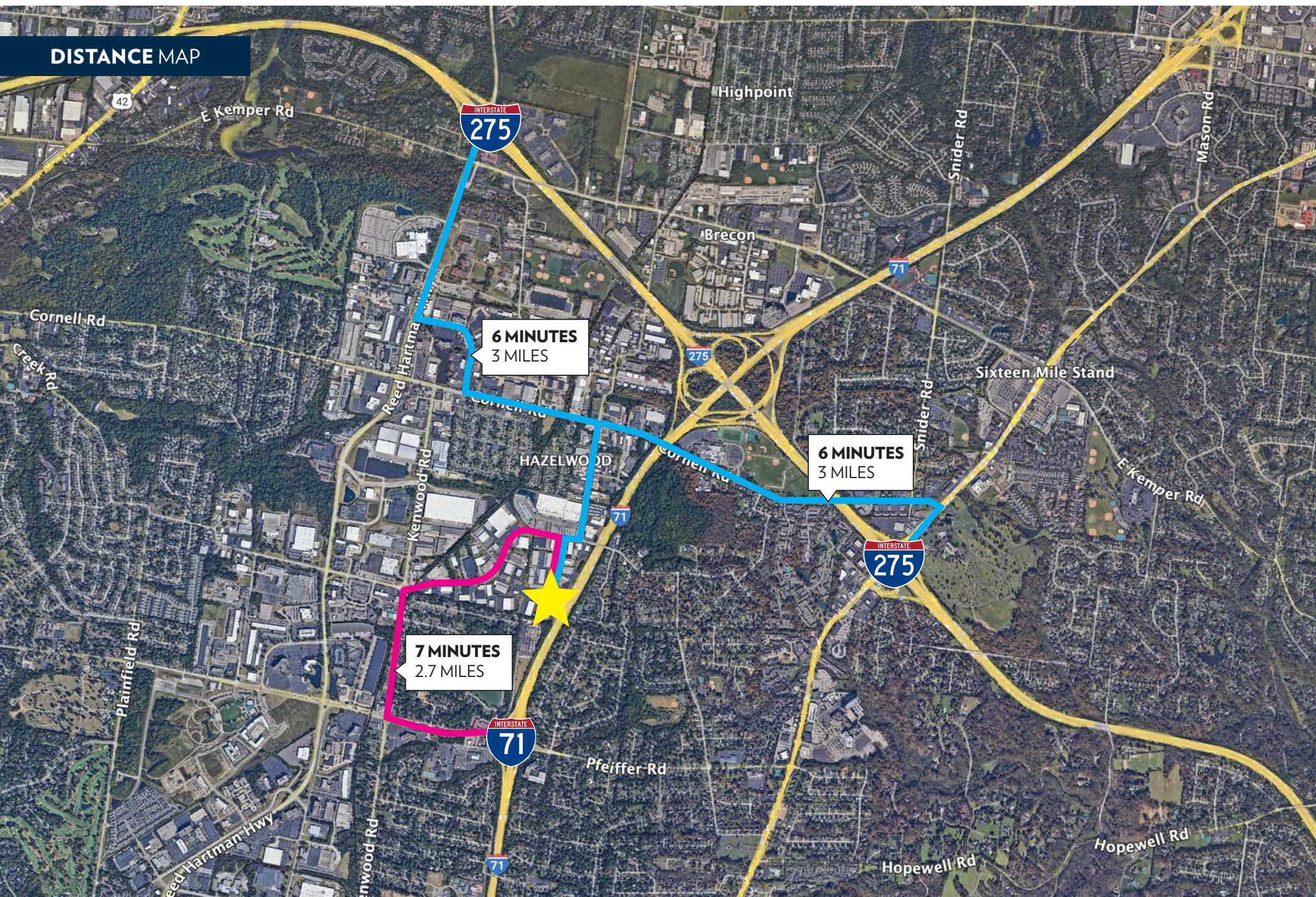
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DISTANCE MAP



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RENDERING



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PARCEL OUTLINE



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