



4201 MALSARY RD.
BLUE ASH, OH 45242

AVAILABLE FOR SALE OR LEASE

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PROPERTY HIGHLIGHTS



109,615 SqFt

- Located in City of Blue Ash minutes to I-71, I-75, I-275, and SR-126 (Ronald Reagan/Cross County)
- Property abuts [Blue Ash Summit Park](#)
- Former woodworking manufacturing facility with infrastructure throughout including heavy power with bus duct, air lines, and dust collection systems.
- Six (6) docks & Two (2) drive-in doors
- Sale Price: \$6,450,000 (\$59/SqFt)



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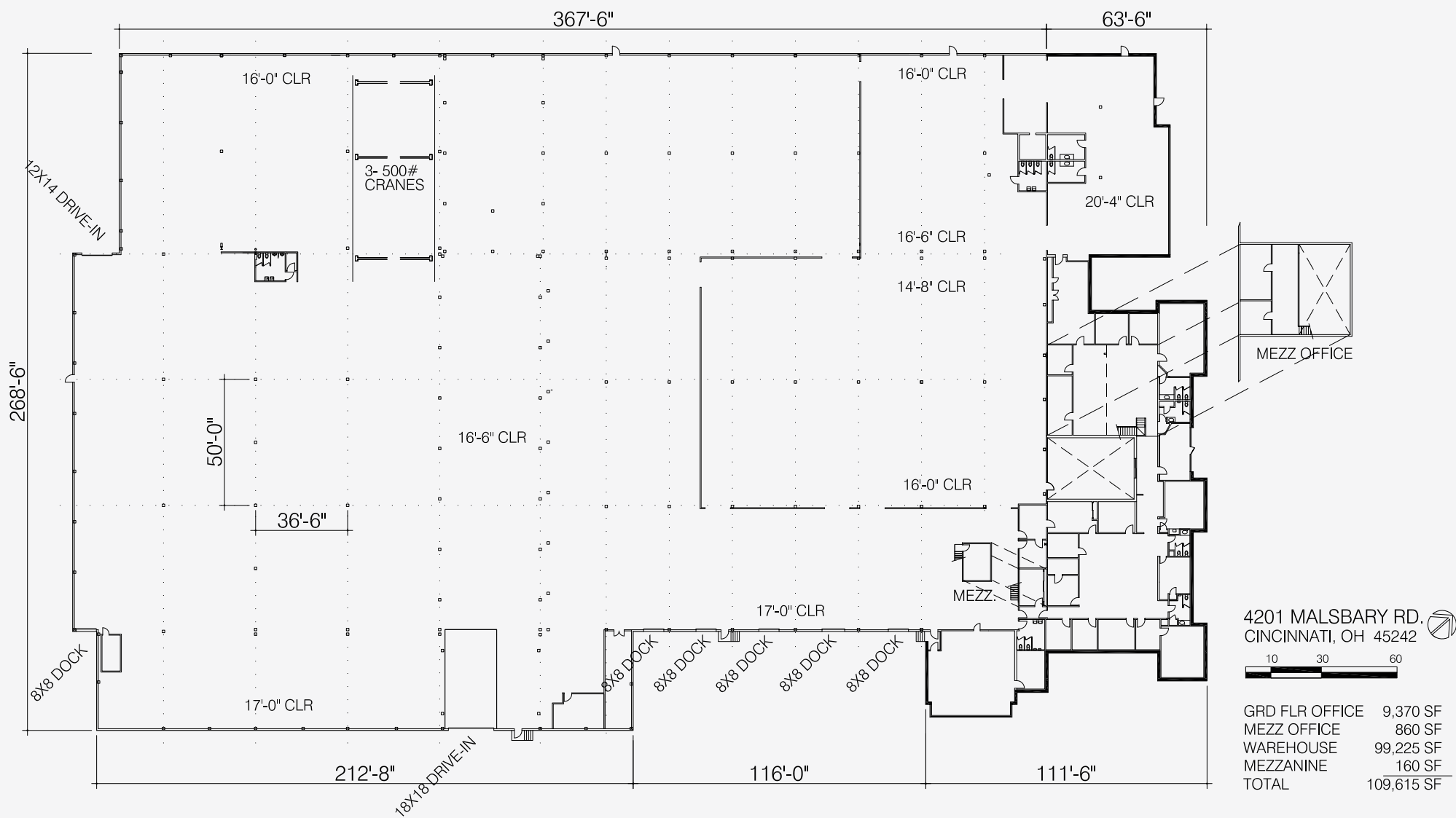
PROPERTY DETAILS

Total SqFt:	109,615
Manufacturing SqFt:	99,225
Office SqFt:	10,230
Acreage:	6.069 acres
Clear Height:	14' - 17'
Year Built:	1979 with multiple additions
Type Construction:	Metal / fully insulated, masonry, and concrete block
Lighting:	LED's + fluorescent
Column Spacing:	Varies (see floor plan)
Dock door:	Six (6)
Drive-in door:	Two (2) - 18'x18' and 12'x12'
Sprinkler:	Ordinary hazard wet system
Electrical Service:	3-phase/480 volts, 1200 amps
Heat:	Natural gas fired unit heaters
Roof:	Majority is TPO rubber membrane and smaller section metal standing seam
Parking Lot:	Asphalt - Approximately 50 spaces. Truck court - Asphalt approximately 100'
Restrooms:	Multiple sets in office/warehouse
Assessed Valuation:	\$2,863,620 (\$26/SqFt)
Annual Property Taxes:	\$70,135 (\$0.64/SqFt)
Hamilton County Parcel ID:	612-0120-0362-00

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FLOOR PLAN



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

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SITE PLAN



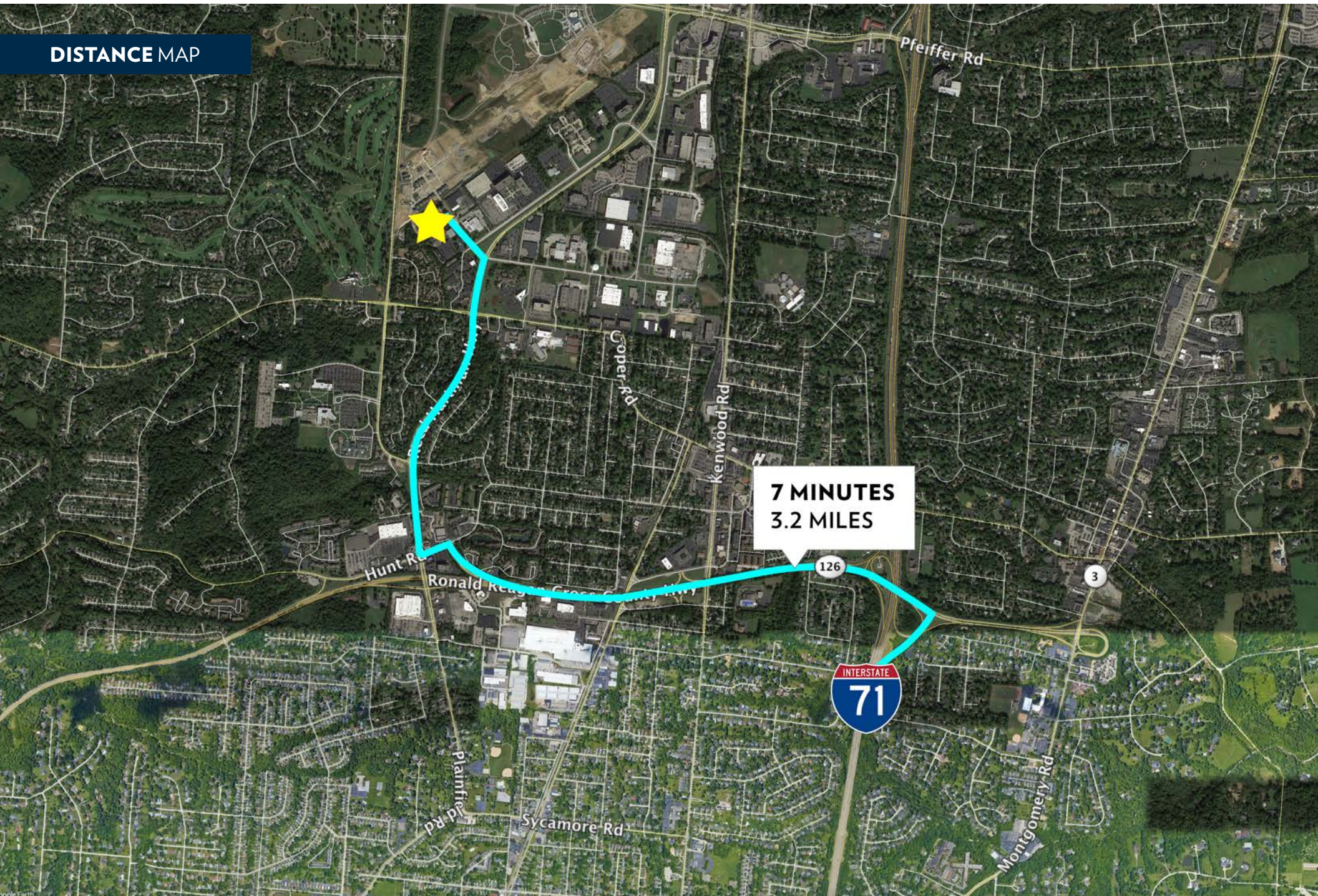
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DISTANCE MAP



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PARCEL OUTLINE



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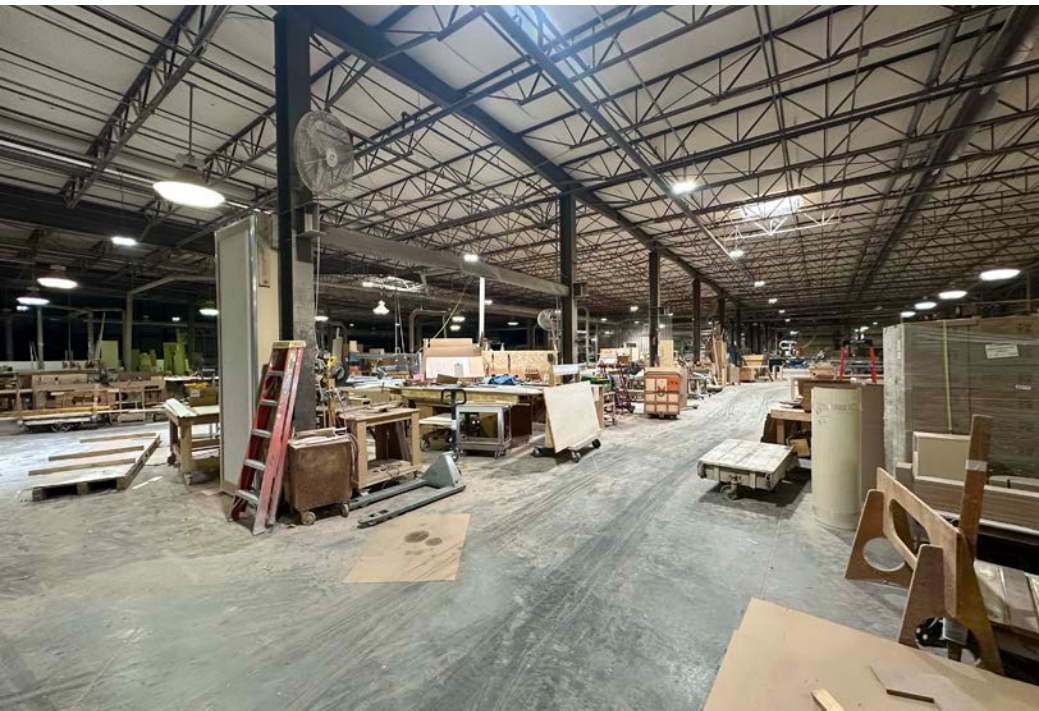
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