

### **OFFICE SERVICE COMPLEX**

FOR LEASE: \$8.50/SF NNN



# PROPERTY HIGHLIGHTS

- Suite E: 5,000 SF Available
- 1,000 SF Office
- (1) Dock Door
- **Good Interstate Access**
- General Industrial Zoning
- 20 Minutes to Downtown Cincinnati
- Nearby Amenities Include Hotels, Restaurants, and Retail

For more information, contact:

Seattle Stein

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# FOR LEASE 11466 DEERFIELD RD.

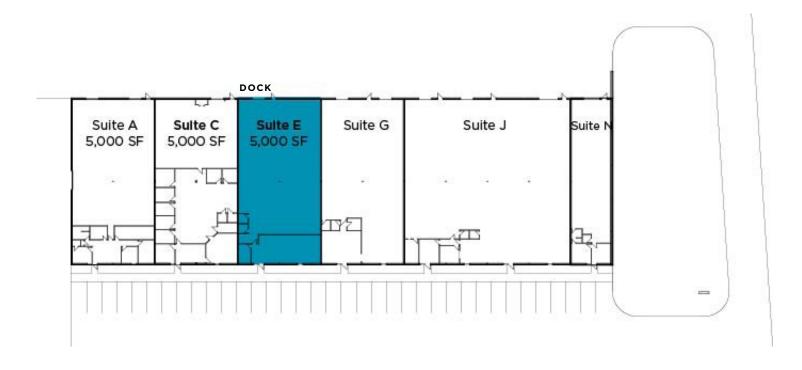
BLUE ASH, OH 45242



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LOCATION	Blue Ash, OH (Hamilton County)	AVAILABLE DOORS	(1) Dock Door
TOTAL SIZE	32,500 SF	LIGHTING	Fluorescent Strip
AVAILABLE SIZE	Suite E 5,000 SF	FIRE SUPPRESSION	Wet
ZONING	1,000 SF Office (est) M-2, General Industrial	TRUCK COURT	110' Asphalt (shared)
	City of Blue Ash	ELECTRIC	200-Amp, 480-Volt, 3-Phase
JURISDICTION	Hamilton County	ELECTRIC/GAS	www.duke-energy.com
YEAR BUILT	1980	WATER	www.cincinnati-oh.gov/water
CONSTRUCTION	Pre-Engineered Metal; 7' Block	SEWER	www.msdgc.com
CLEAR HEIGHT	18'	TELEPHONE	www.cincinnatibell.com
COLUMN SPACING	25' x 50'	DATA	www.spectrum.com
ROOF	Standing Seam Metal Panel		

### SITE PLAN



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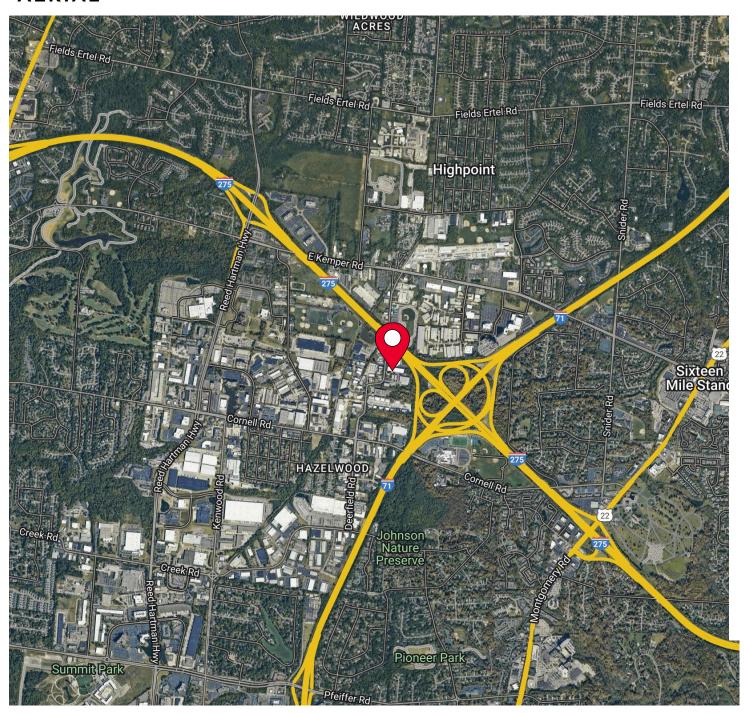
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#### **AERIAL**



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