

5,000 SF AVAILABLE

11466

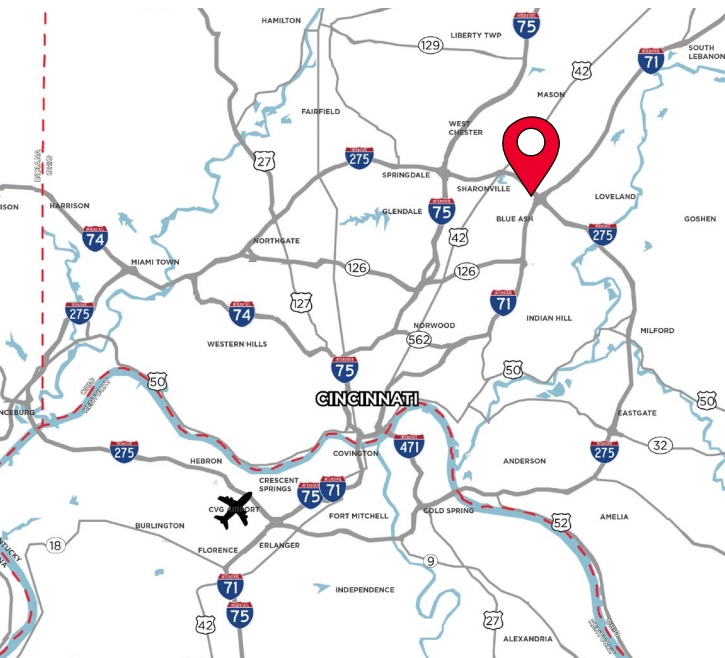
DEERFIELD RD.

BLUE ASH, OH 45242



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

Director

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PROFESSIONALLY OWNED AND MANAGED BY



201 E. Fourth Street, Suite 1800

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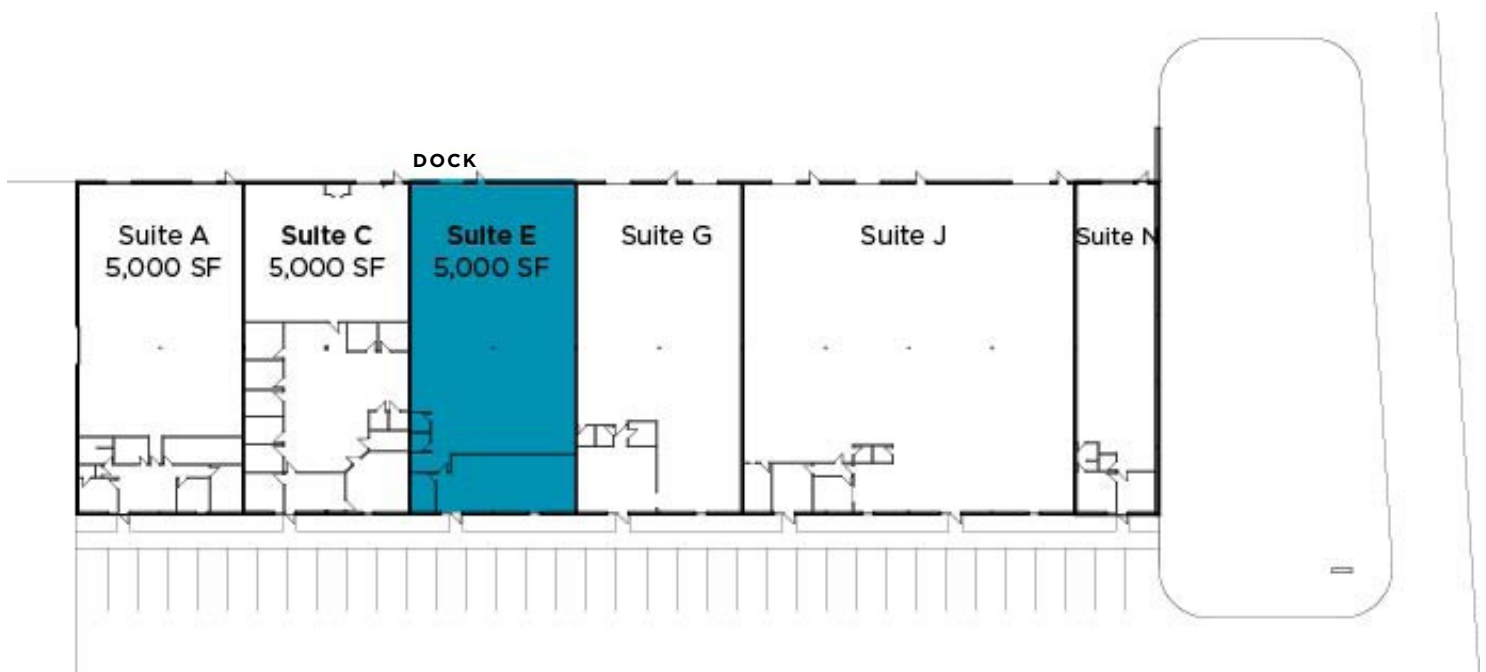
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BUILDING SPECIFICATIONS

FOR LEASE: \$8.50/SF NNN

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 1,000 SF Office (est)	FIRE SUPPRESSION	Wet
ZONING	M-2, General Industrial	TRUCK COURT	110' Asphalt (shared)
JURISDICTION	City of Blue Ash Hamilton County	ELECTRIC	200-Amp, 480-Volt, 3-Phase
YEAR BUILT	1980	ELECTRIC/GAS	www.duke-energy.com
CONSTRUCTION	Pre-Engineered Metal; 7' Block	WATER	www.cincinnati-oh.gov/water
CLEAR HEIGHT	18'	SEWER	www.msdbg.com
COLUMN SPACING	25' x 50'	TELEPHONE	www.cincinnati-bell.com
ROOF	Standing Seam Metal Panel	DATA	www.spectrum.com

SITE PLAN



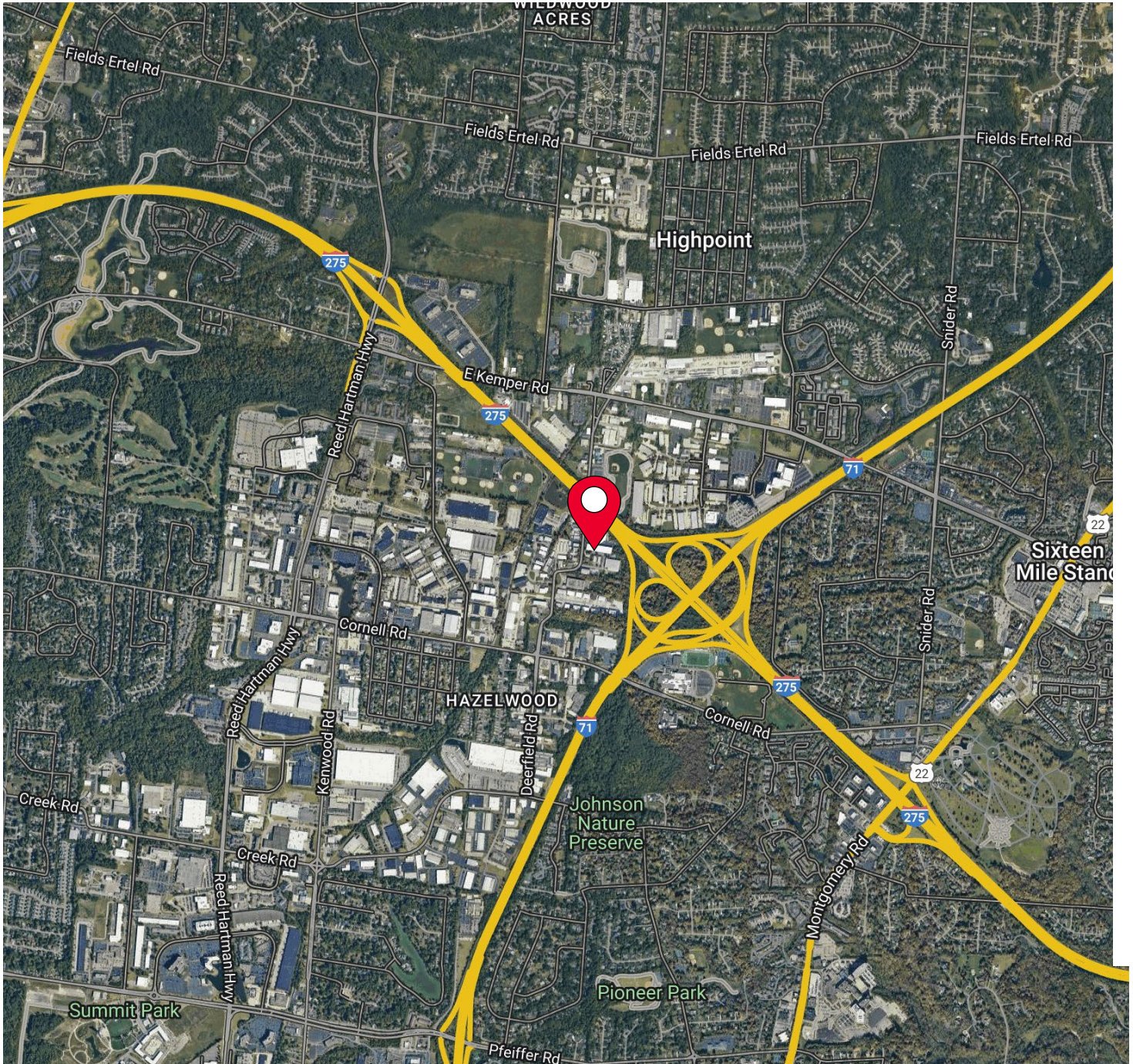
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BUILDING PHOTOS



FOR LEASE
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AERIAL



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