

**FOR LEASE**

# 11105 DEERFIELD ROAD

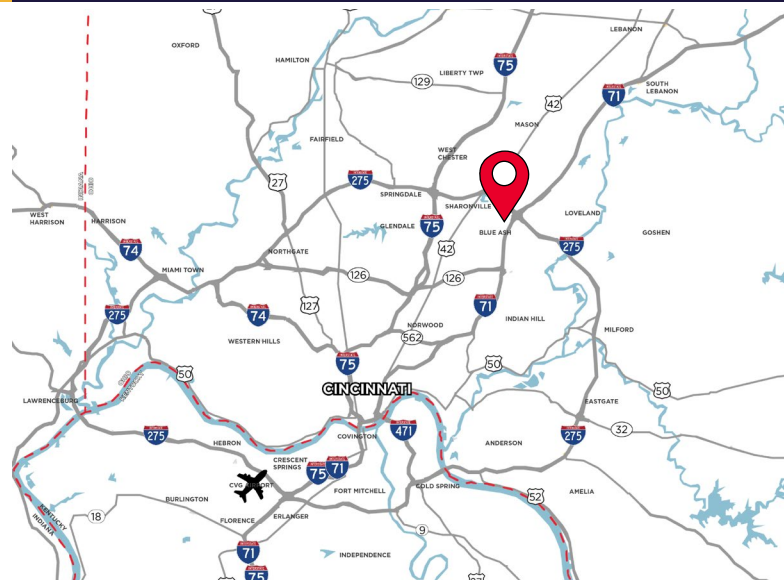
BLUE ASH, OH 45242



## OFFICE/WAREHOUSE

**LEASE RATE: \$9.95 GROSS**

- 3,292 SF Available
- 812 SF Office
- 2,480 SF Warehouse
- 17' Clear Height
- 1 (8'x10') Drive-in Door
- New flooring & lighting in office



**For more information, contact:**

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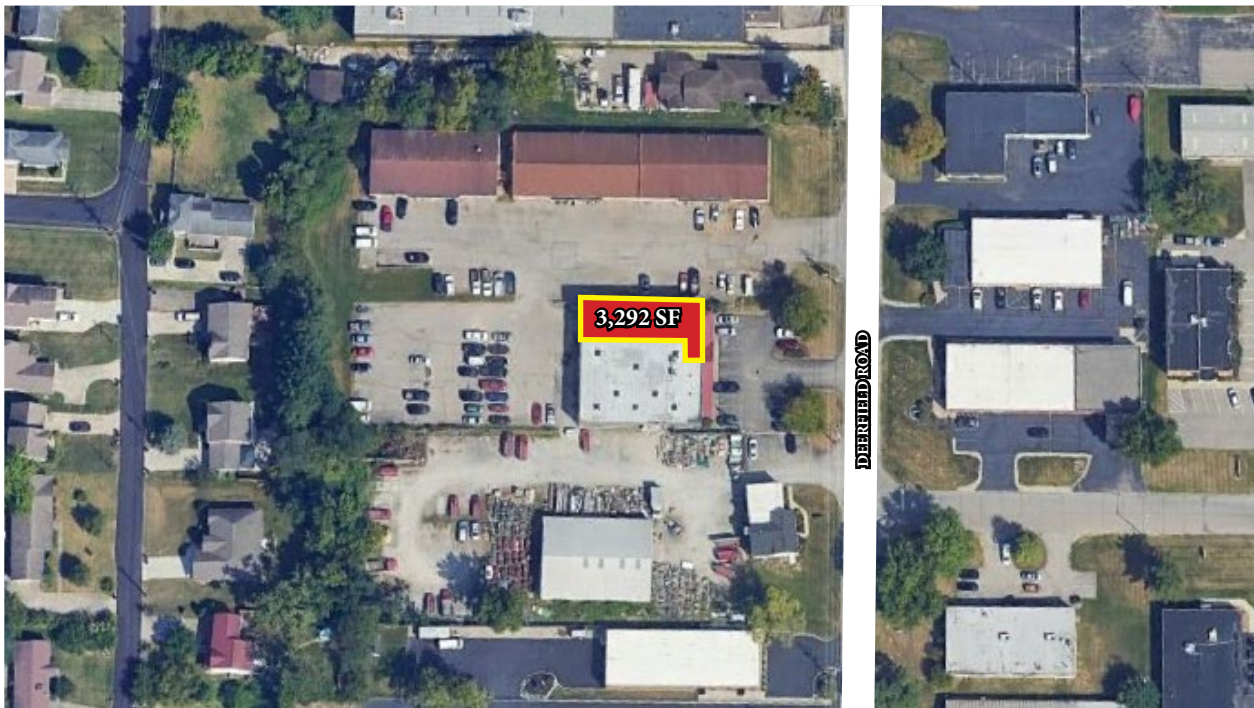
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|                  |                              |           |  |
|------------------|------------------------------|-----------|--|
| LOCATION         | Blue Ash, OH                 | DRIVE-INS | 1 (8'x10') Drive-in Door   |
| AVAILABLE SIZE   | 3,292 SF                     | ELECTRIC  | 3 phase, 208v, 200 amps  |
| WAREHOUSE SIZE   | 2,480 SF                     | UTILITIES |  |
| OFFICE SIZE      | 812 SF                       | ELECTRIC  | <a href="http://www.duke-energy.com">www.duke-energy.com</a>                                     |
| CLEAR HEIGHT     | 17'                          | GAS       | <a href="http://www.duke-energy.com">www.duke-energy.com</a>                                     |
| FIRE SUPPRESSION | Wet Sprinkler (warehouse)    | WATER     | Pro-rated  |
| ROOF             | Flat                         | SEWER     | Pro-rated  |
| HEATING          | Gas fired heater - warehouse | MISC      | 2 RRs - (1 warehouse, 1 office)<br>New flooring & lighting in office<br>3 skylights in warehouse |
| HVAC             | Office only                  |           |  |

## AERIAL





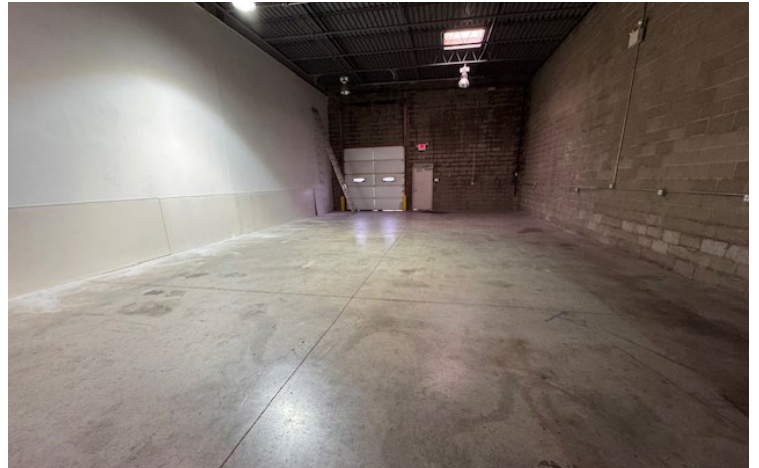
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## PHOTOS





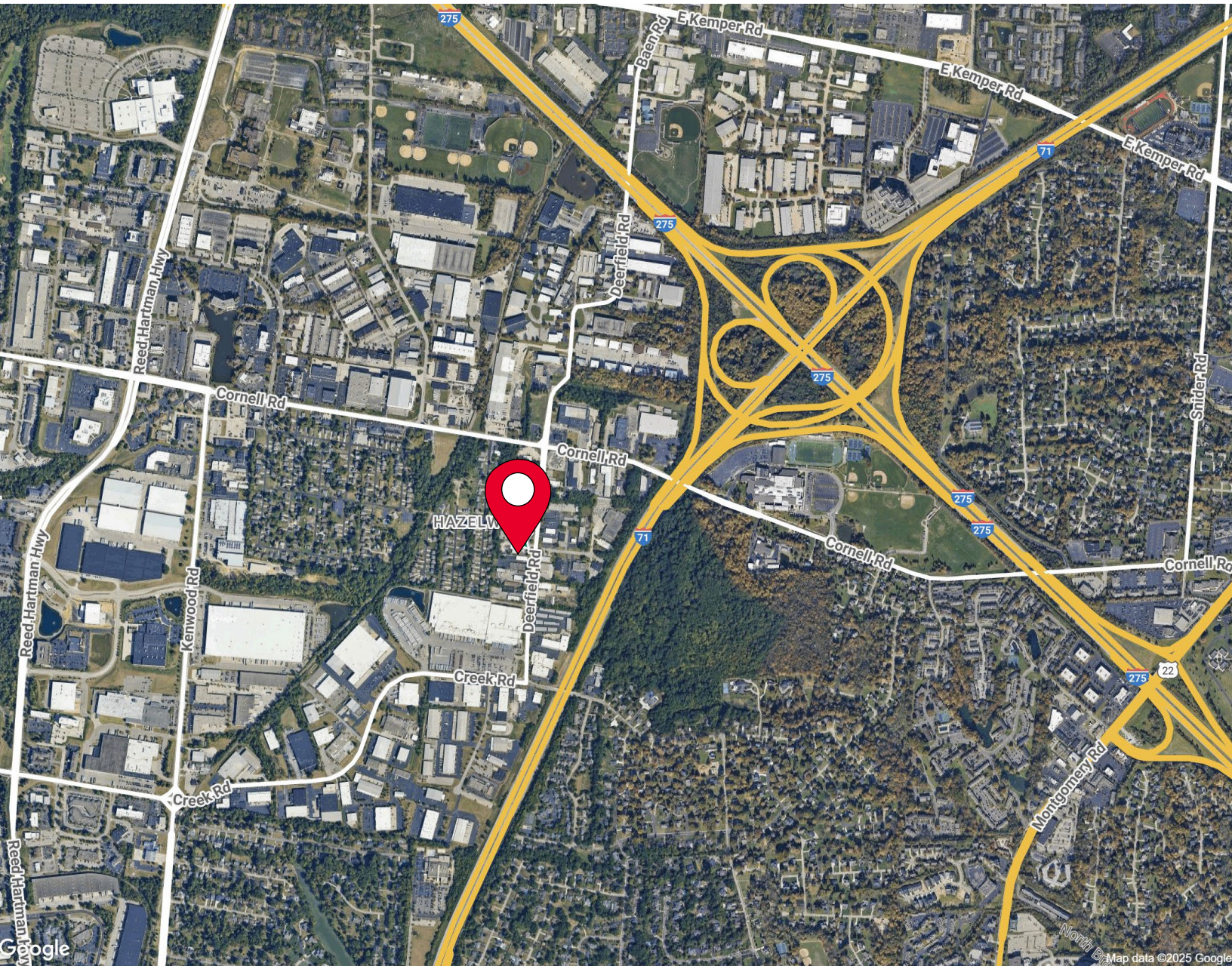
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## AERIAL LOCATION



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