

FOR SUBLEASE

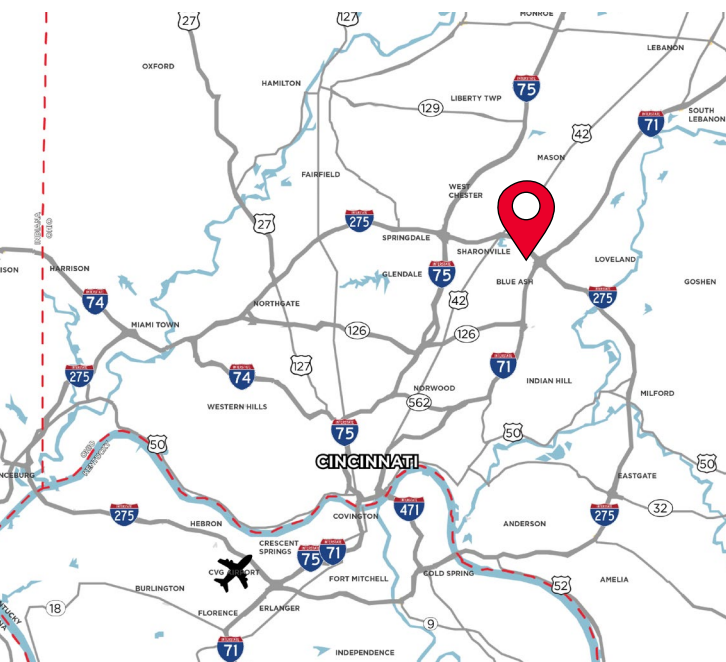
4650 LAKE FOREST

BLUE ASH, OH 45242



DISTRIBUTION SPACE

FOR SUBLEASE



PROPERTY HIGHLIGHTS

- Suite 400:
 - » 33,711 SF
 - » 2,800 SF Office
 - » (4) Dock Doors w/ Mechanical pit levelers
- Rail Served
- 20 Minutes to Downtown Cincinnati
- Nearby Amenities include Hotels, Restaurants & Retail
- Zoning is M-1
- Just minutes to I-71 and I-275

For more information, contact:

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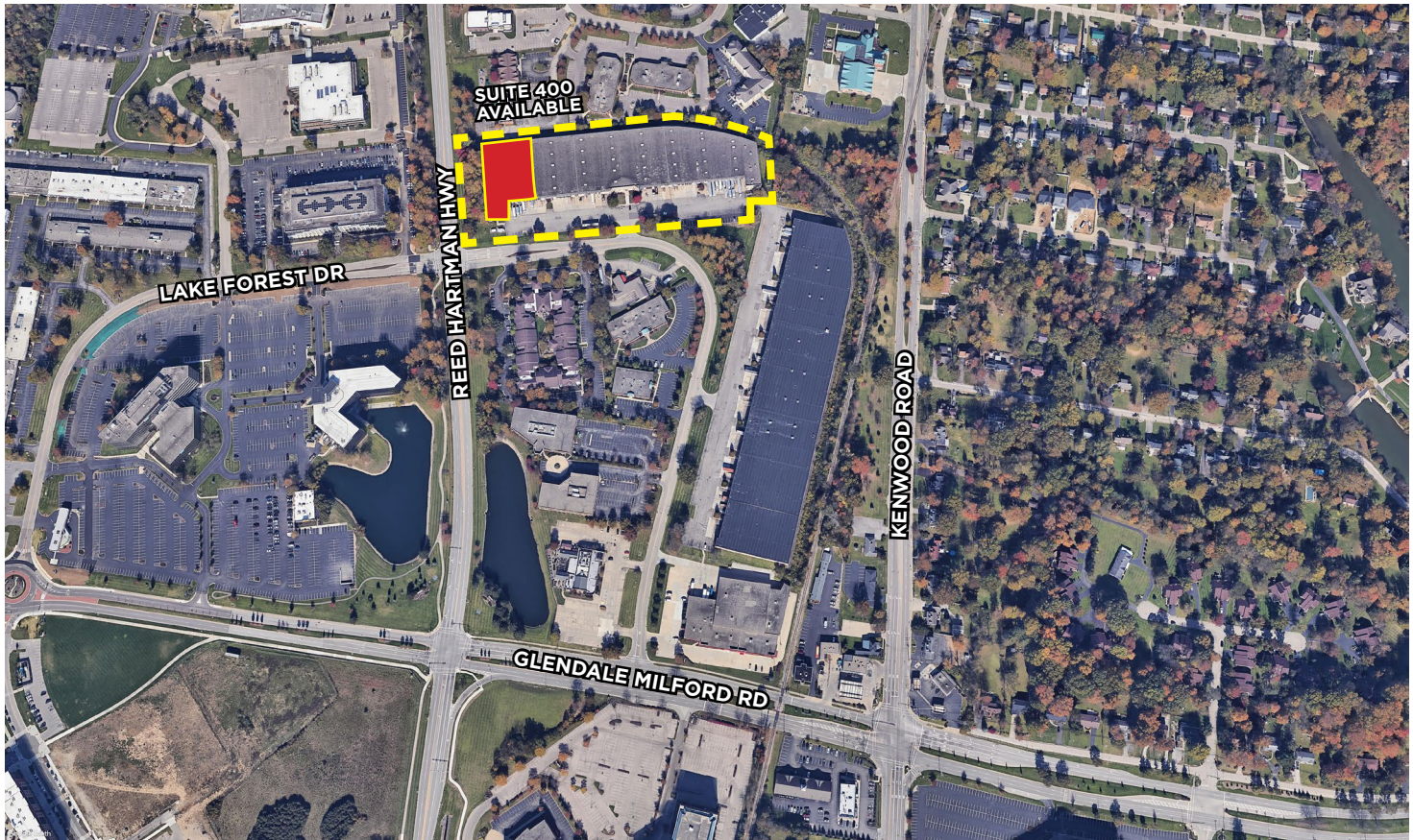
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BUILDING SPECIFICATIONS

OPEX: \$1.02/SF

LOCATION	Blue Ash, OH (Hamilton County)	FIRE SUPPRESSION	Wet System
BUILDING SIZE	177,436 SF	LIGHTING	LED's with motion sensors
AVAILABLE SIZE	33,711 SF	TRUCK DOORS	(4) Docks with levelers
OFFICE SIZE	2,800 SF	TRUCK COURT	70' Asphalt
YEAR BUILT	1981	ELECTRIC	400 amp, 120/208 volt, 3 phase
CONSTRUCTION	Concrete Block/Metal	HVAC	Gas Forced Unit Heaters
CLEAR HEIGHT	23' - 26'	ELECTRIC/GAS	www.duke-energy.com
COLUMN SPACING	40' x 50'	WATER/SEWER	www.cincinnati-oh.gov/water
ROOF	Standing Seam Metal Panel	TELEPHONE	www.altafiber.com
PARKING	Shared Parking	DATA	www.spectrum.com

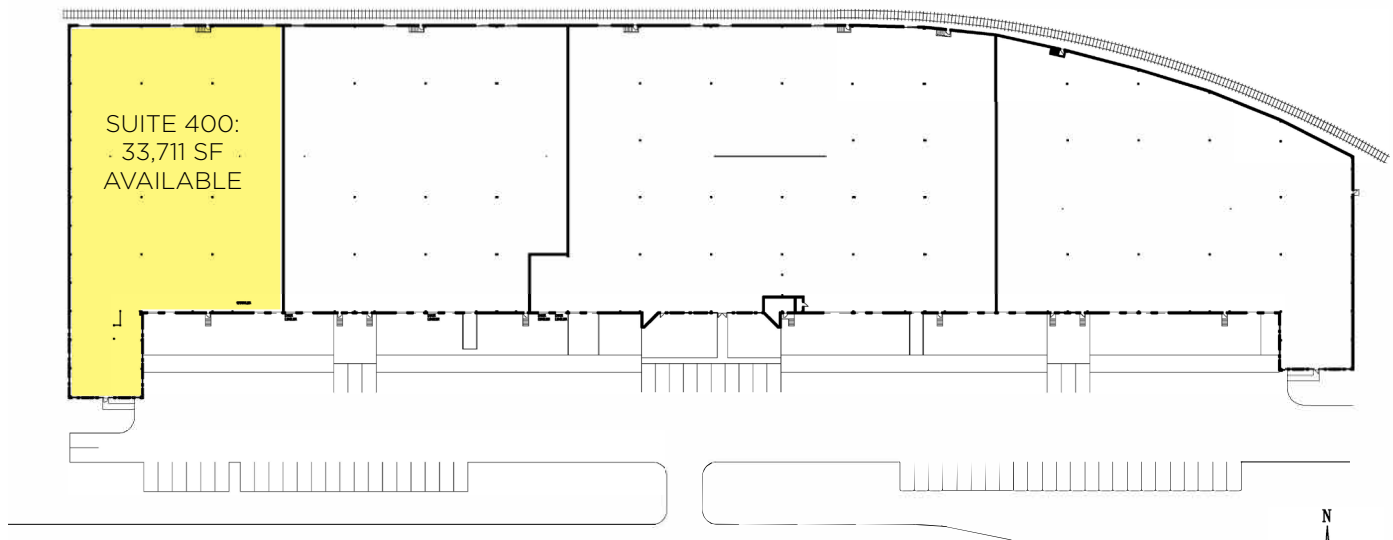


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FLOOR PLAN

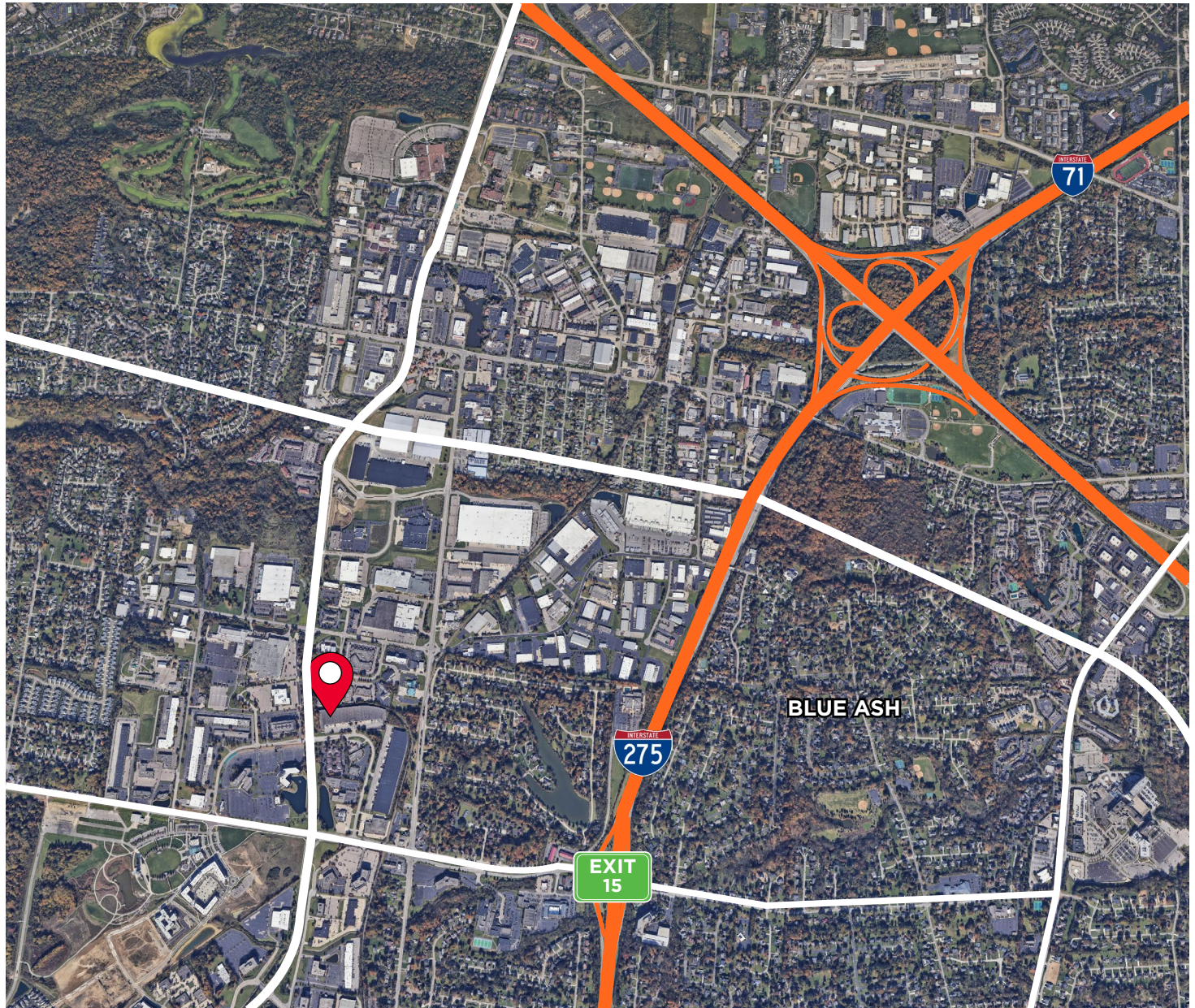


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AERIAL LOCATION



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