

**FOR SUBLEASE**

# 4750 LAKE FOREST DRIVE

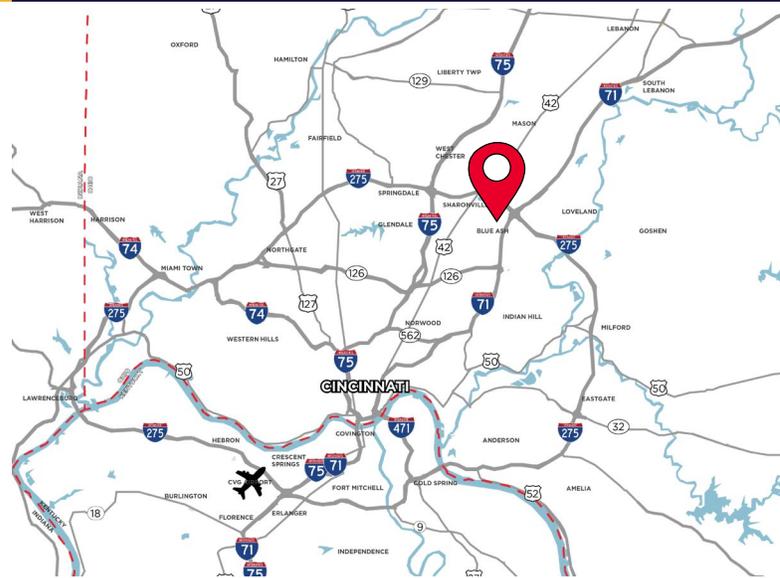
4750 LAKE FOREST DRIVE, BLUE ASH, OH 45242



## AVAILABLE SPACE

## SUBLEASE RATE: NEGOTIABLE

- Available for Sublease
  - » 8,000 SF Total
  - » 1 Restroom
  - » 3 Dock Doors
  - » 1 Drive-in Door
- Rail Served
- 20 Minutes to Downtown Cincinnati
- Nearby Amenities include: Hotels, Restaurants, & Retail
- Just minutes to I-71 & I-275



**For more information, contact:**

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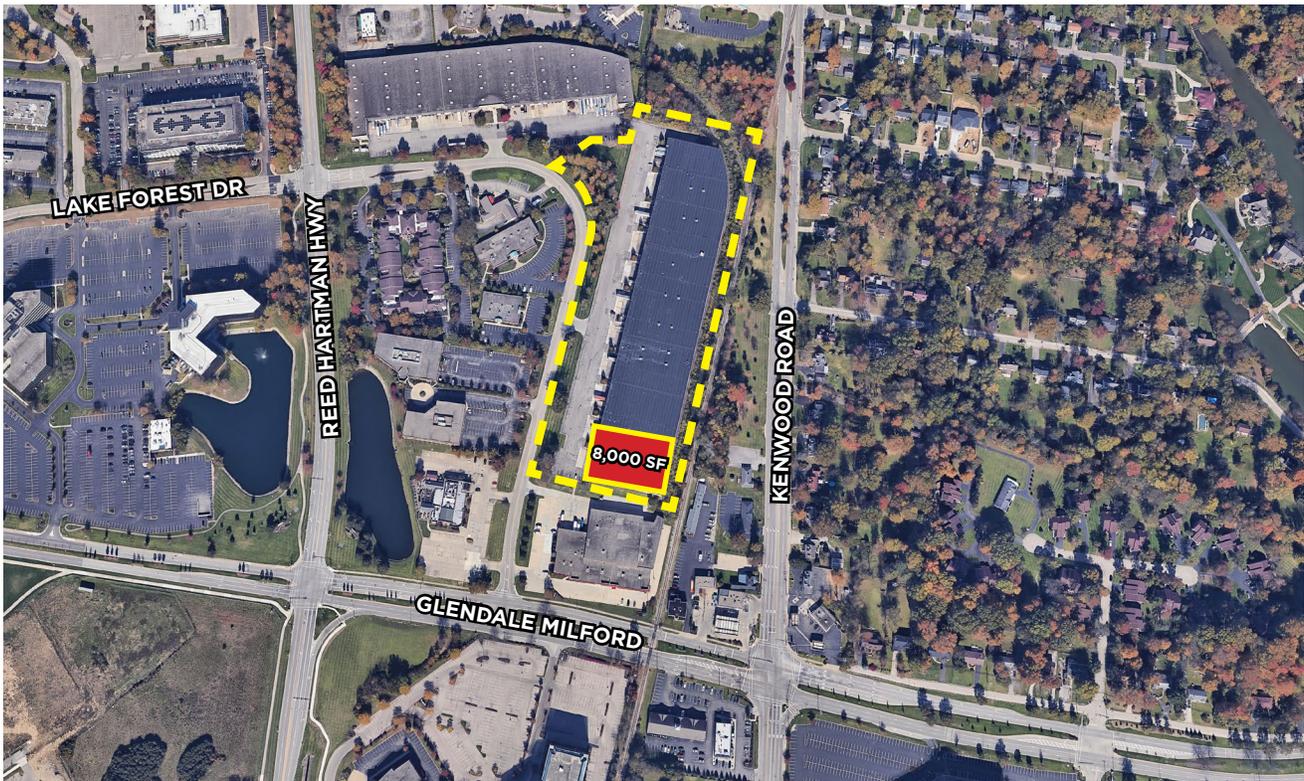
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LOCATION	Blue Ash, OH (Hamilton County)	DOORS	3 Docks; 1 Drive-in Door
BUILDING SIZE	89,320 SF	FIRE SUPPRESSION	Wet System ( Ordinary Hazard Group III)
AVAILABLE SIZE	8,000 SF	ELECTRIC	200 amp, 120/208 volt, 3 phase
YEAR BUILT	1981	HVAC	Gas Forced Unit Heaters
CONSTRUCTION	Concrete Block/Metal	UTILITIES	
CLEAR HEIGHT	23' - 27'	ELECTRIC/GAS	<a href="http://www.duke-energy.com">www.duke-energy.com</a>
COLUMN SPACING	40' x 50'	WATER	<a href="http://www.cincinnati-oh.gov/water">www.cincinnati-oh.gov/water</a>
PARKING	Shared Parking	TELEPHONE	<a href="http://www.cincinnati-bell.com">www.cincinnati-bell.com</a> (Alta Fiber)
ROOF	Standing Seam Metal Panel	DATA	<a href="http://www.spectrum.com">www.spectrum.com</a>
ZONING	M-1	OPEX	\$2.88/SF

## AERIAL



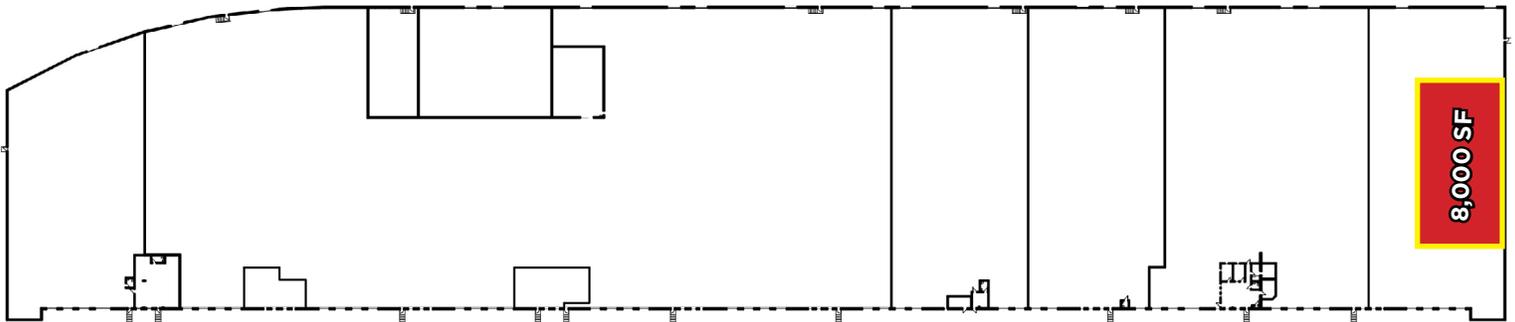
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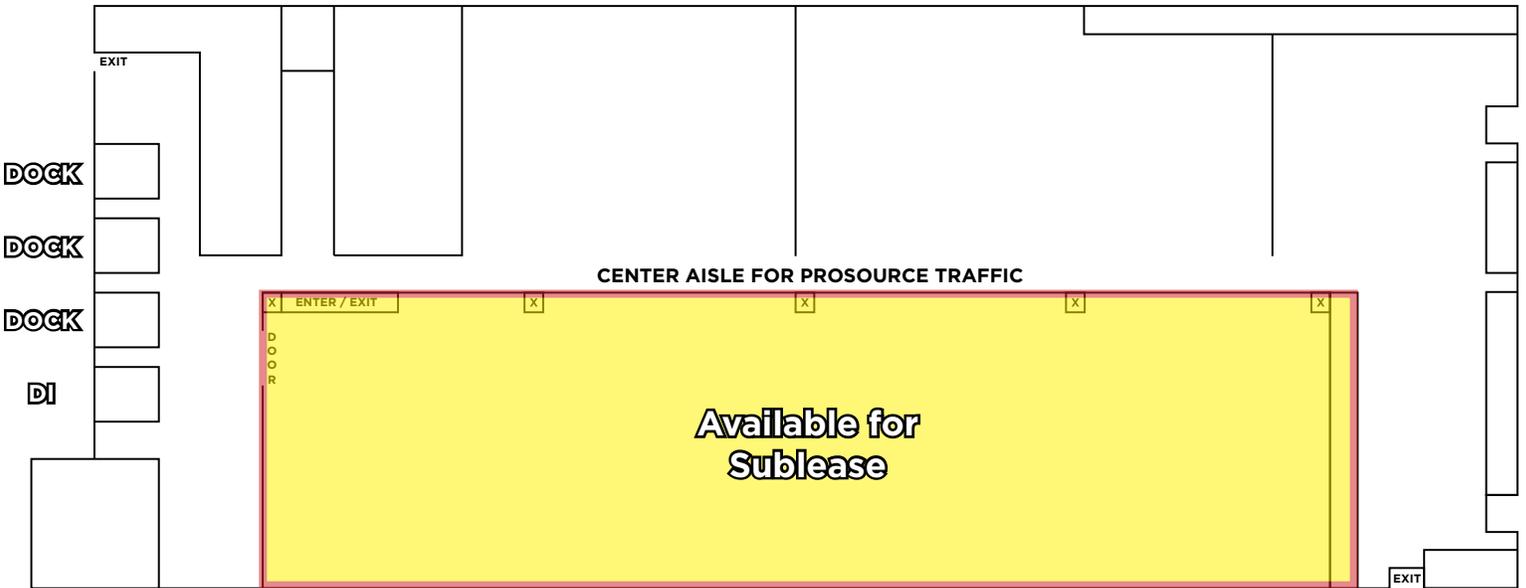
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## FLOOR PLAN



Available for Sublease



Available for Sublease

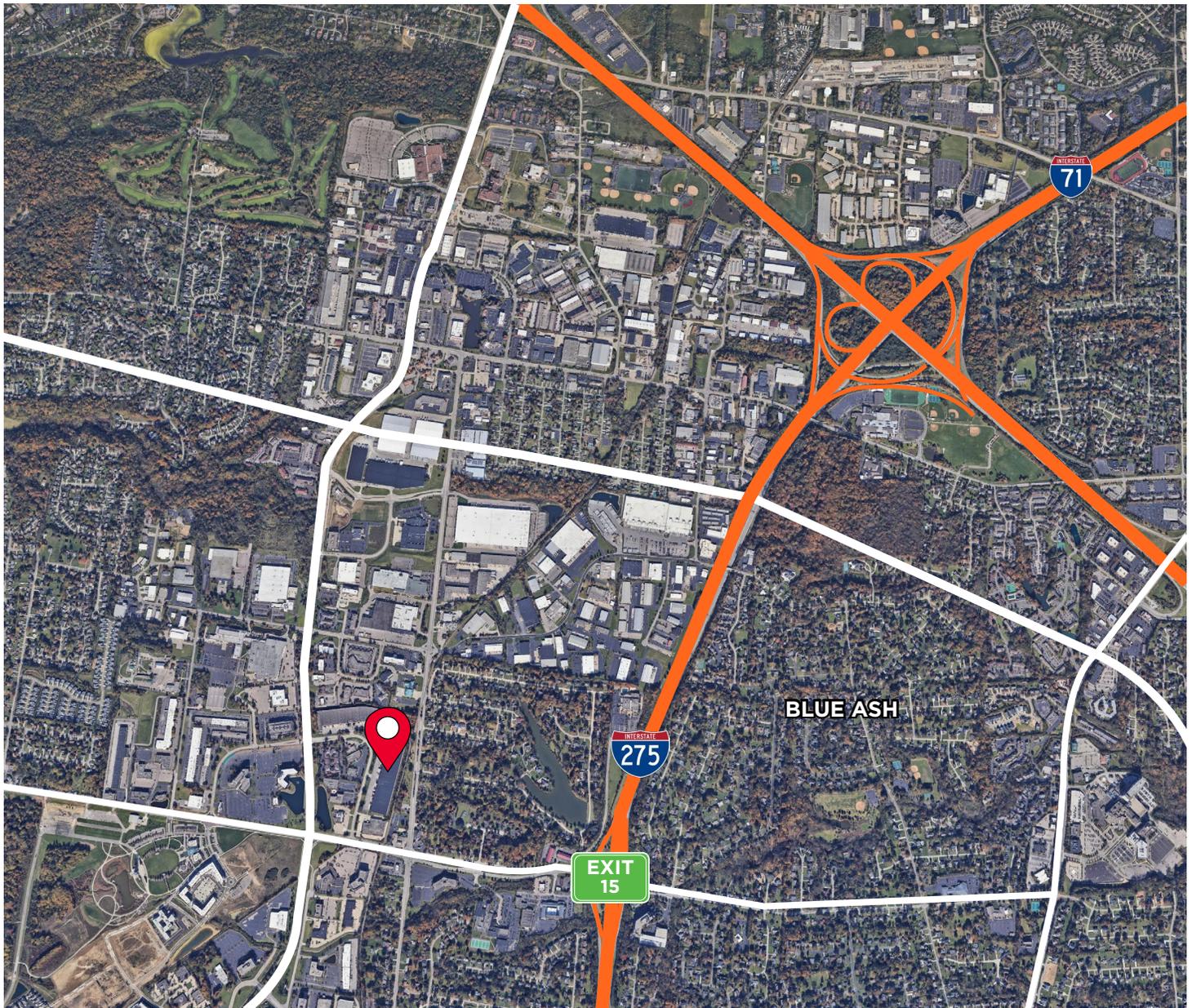
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