

FOR LEASE

4650 LAKE FOREST DRIVE

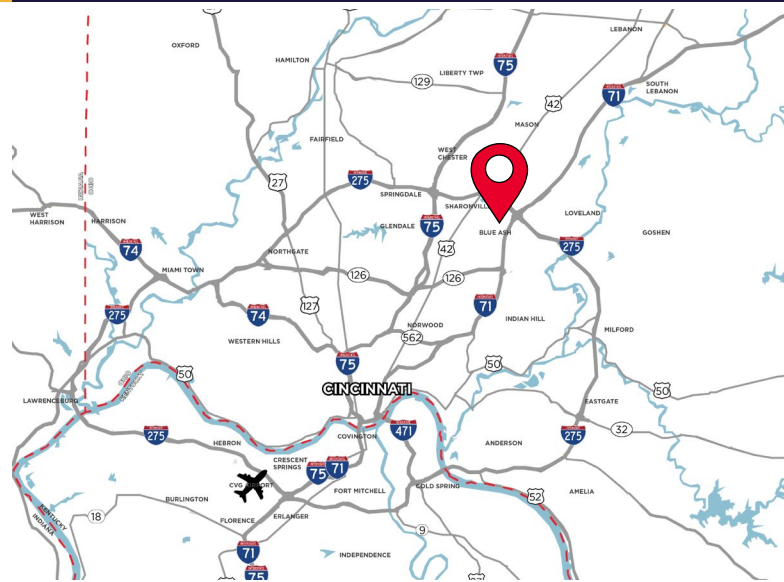
4650 LAKE FOREST DRIVE, BLUE ASH, OH 45242



AVAILABLE SPACE

LEASE RATE: \$8.35/SF NNN

- Suite 100 Available for Lease
 - » 41,799 SF Total
 - » 5,293 SF Office
 - » 23' - 26' Clear Height
 - » 7 Dock Doors
 - » 1 Drive-in Door
- Rail Served
- 20 Minutes to Downtown Cincinnati
- Just minutes to I-71 & I-275



For more information, contact:

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LOCATION	Blue Ash, OH (Hamilton County)
BUILDING SIZE	117,436 SF
AVAILABLE SIZE	41,799 SF
OFFICE SIZE	5,293 SF
YEAR BUILT	1981
CONSTRUCTION	Concrete Block/Metal
CLEAR HEIGHT	23' - 26'
COLUMN SPACING	40' x 50'
PARKING	Shared Parking
ROOF	Standing Seam Metal Panel
ZONING	M-1

DOORS	7 Dock Doors; 1 Drive-in Door
FIRE SUPPRESSION	Wet System
ELECTRIC	400-amp, 120/208 volt, 3 phase
HVAC	Gas Fired Heaters
UTILITIES	
ELECTRIC/GAS	www.duke-energy.com
WATER	www.cincinnati-oh.gov/water
TELEPHONE	www.altafiber.com
DATA	www.spectrum.com
OPEX	\$1.86/SF

AERIAL



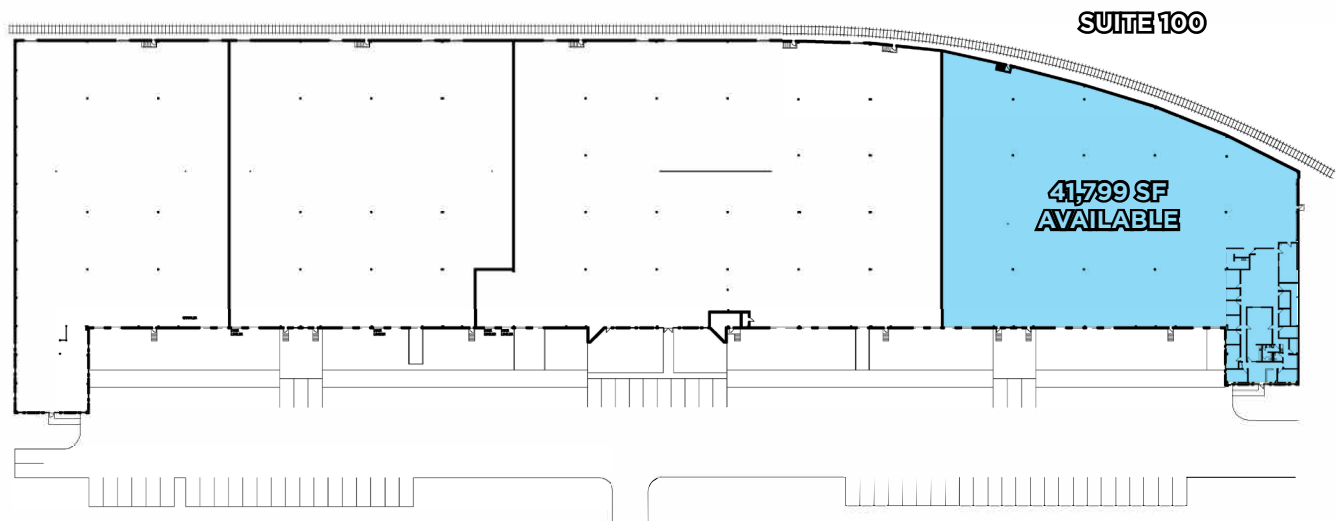
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SITE PLAN



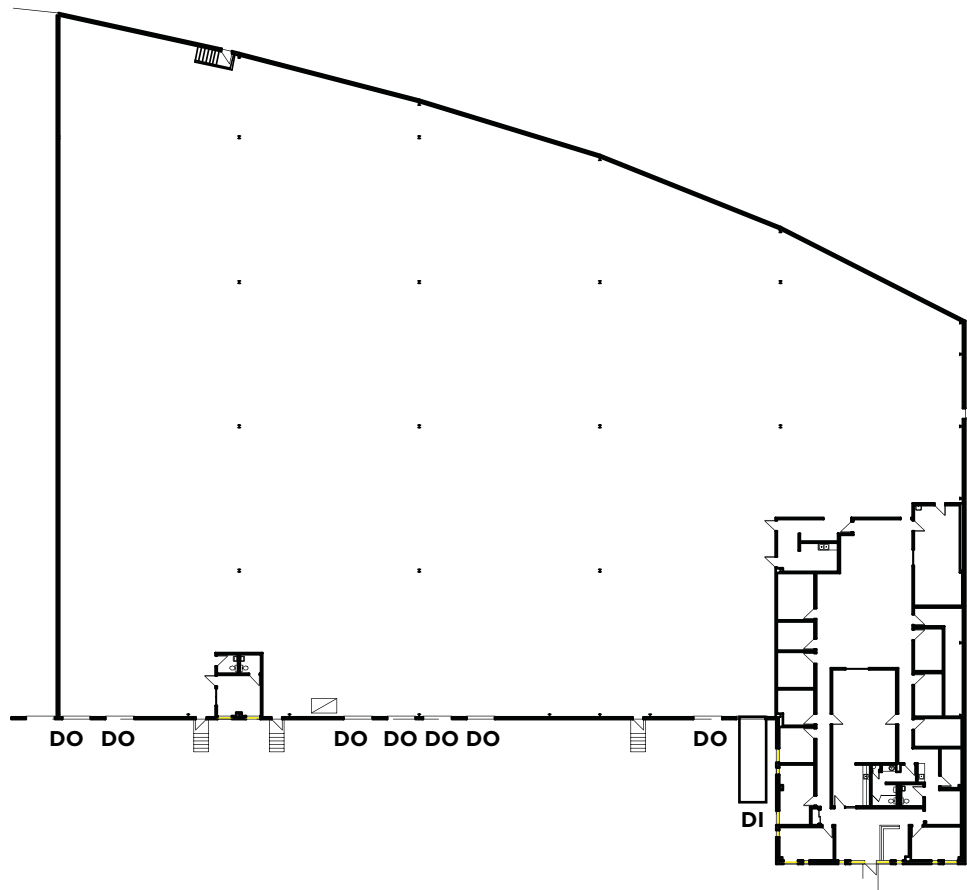
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FLOOR PLAN - SUITE 100



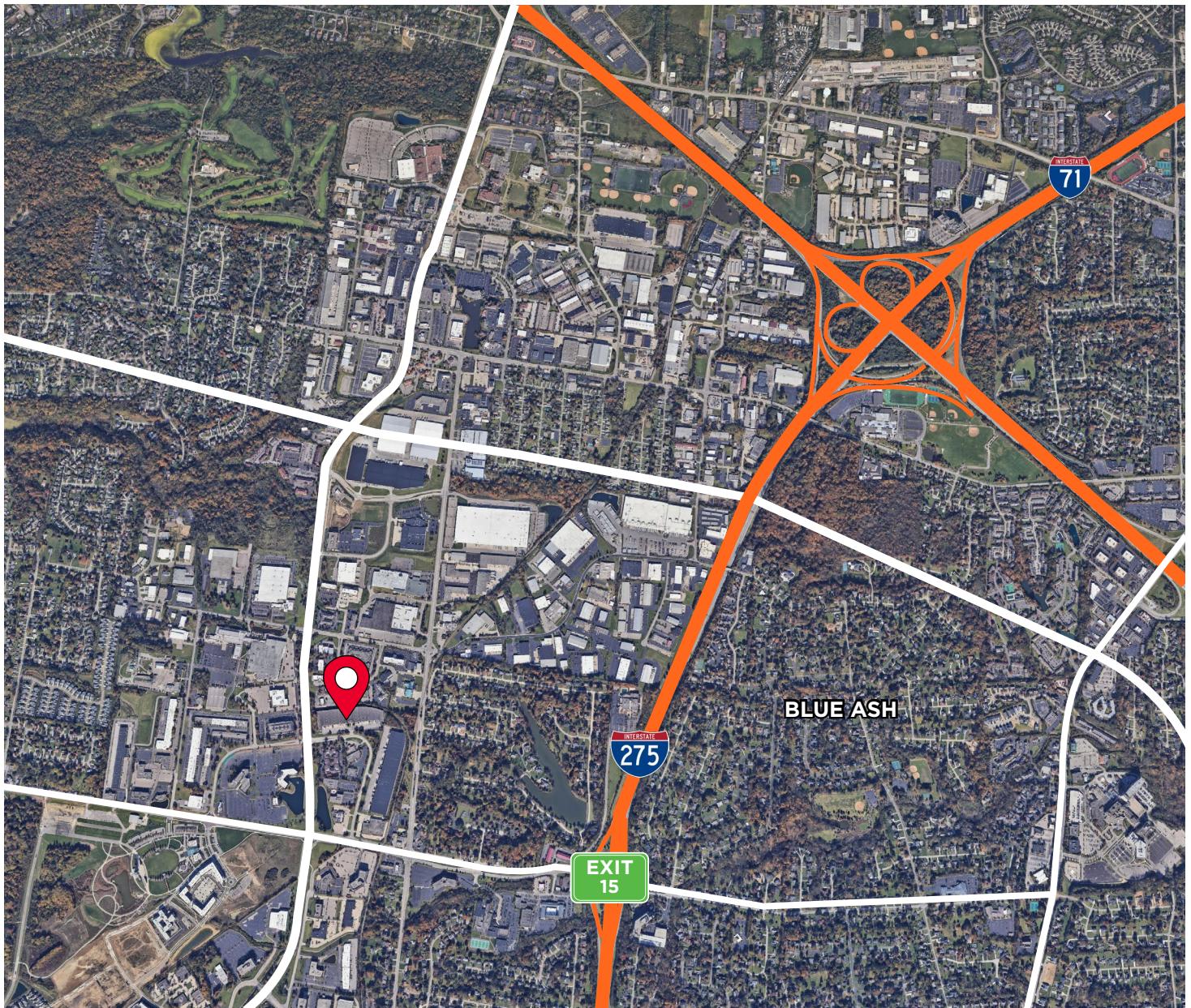
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