

**FOR LEASE**

# 11466 DEERFIELD ROAD

BLUE ASH, OH 45242

**CUSHMAN & WAKEFIELD**

PROFESSIONALLY OWNED AND MANAGED BY

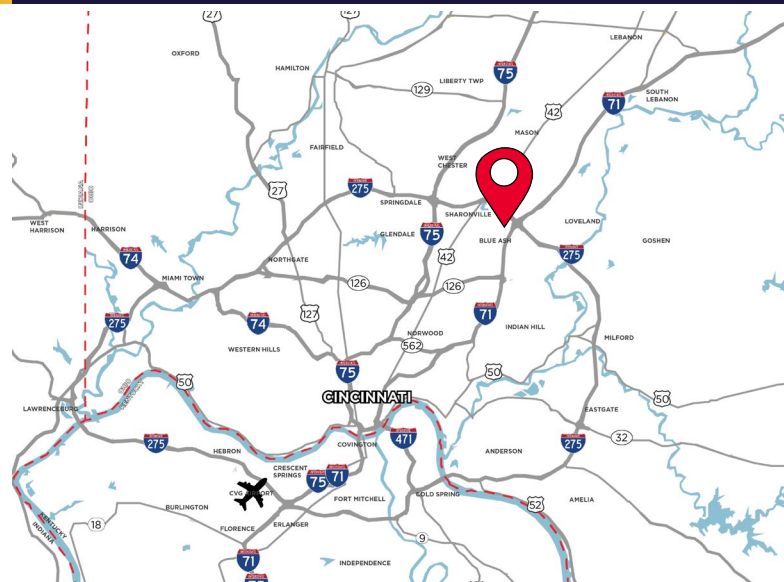
**CH CLEAR HEIGHT**  
PROPERTIES



**OFFICE/WAREHOUSE**

**LEASE RATE: \$8.95/SF NNN**

- Suite K: 12,500 SF Available
- 1,040 SF of Office
- General Industrial Zoning
- Located in Desirable Blue Ash Area
- Directly Adjacent to I-275 & I-71 Interchange
- 20 Minutes to Downtown Cincinnati



**For more information, contact:**

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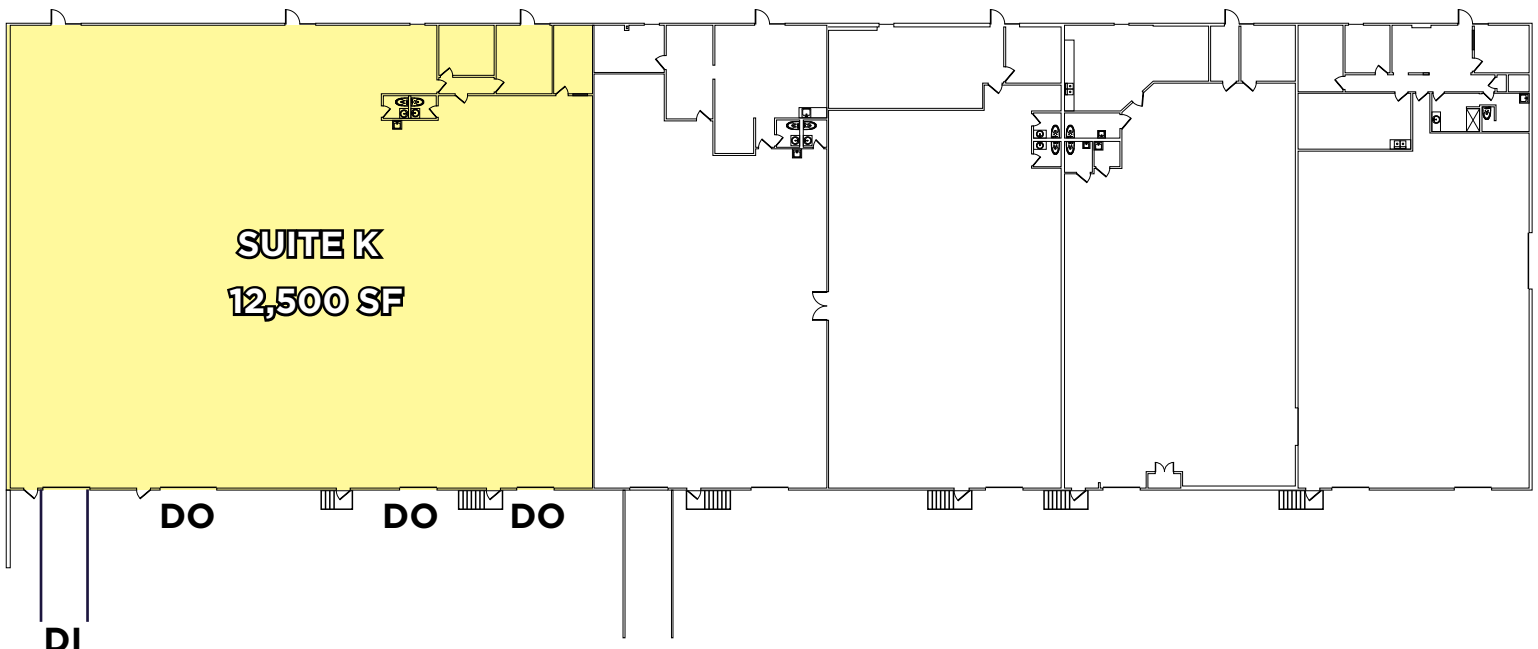


|                |                                |
|----------------|--------------------------------|
| LOCATION       | Blue Ash, OH (Hamilton County) |
| TOTAL SIZE     | 32,500 SF                      |
| AVAILABLE SIZE | Suite K: 12,500 SF             |
| OFFICE SIZE    | Suite K: 1,040 SF              |
| YEAR BUILT     | 1980                           |
| CONSTRUCTION   | Pre-Engineered Metal; 7' Block |
| CLEAR HEIGHT   | 18'                            |
| ROOF           | Standing Seam Metal Panel      |

|                  |                                                                              |
|------------------|------------------------------------------------------------------------------|
| FIRE SUPPRESSION | Wet                                                                          |
| LIGHTING         | Fluorescent Strip                                                            |
| HVAC             | Gas-Fired Unit Heaters                                                       |
| ELECTRIC         | 200-amp, 480-volt, 3 phase                                                   |
| UTILITIES        |                                                                              |
| ELECTRIC/GAS     | <a href="http://www.duke-energy.com">www.duke-energy.com</a>                 |
| WATER/SEWER      | <a href="http://www.cincinnati-oh.gov/water">www.cincinnati-oh.gov/water</a> |
| TELEPHONE        | <a href="http://www.altafiber.com">www.altafiber.com</a>                     |
| DATA             | <a href="http://www.spectrum.com">www.spectrum.com</a>                       |

## SITE PLAN & SPECIFICATIONS

| SUITE # | SPACE SF  | WAREHOUSE SF | OFFICE SF | DOORS                     | OPEX      |
|---------|-----------|--------------|-----------|---------------------------|-----------|
| Suite K | 12,500 SF | 11,460 SF    | 1,040 SF  | (3) Docks<br>(1) Drive-in | \$3.03/SF |





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## BUILDING PHOTOS





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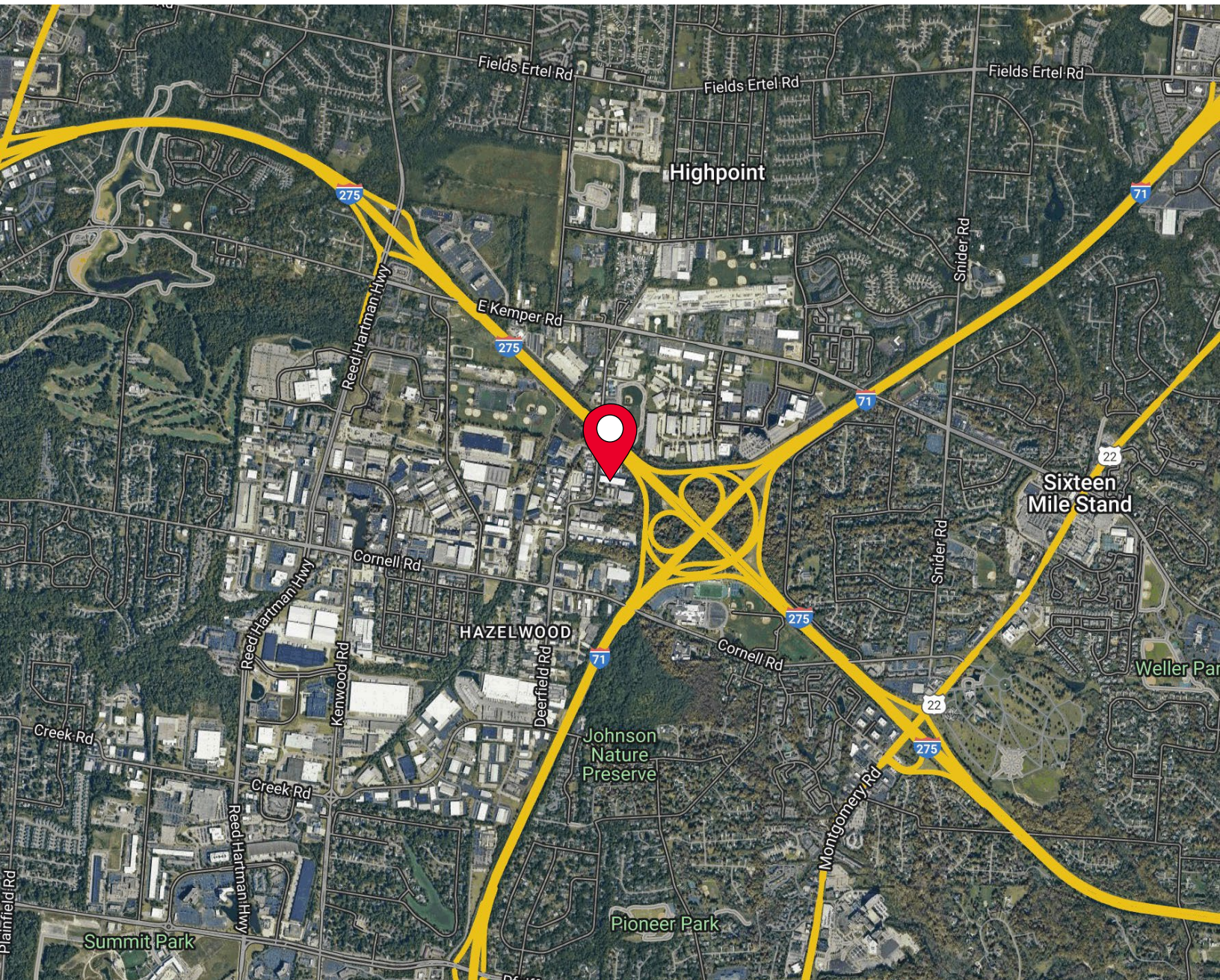
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## AERIAL LOCATION



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