

FOR LEASE

10852

KENWOOD ROAD

BLUE ASH, OH 45242

BUILDING SPECIFICATIONS

LEASE RATE: \$8.95/PSF NNN (\$2.36 OPEX)

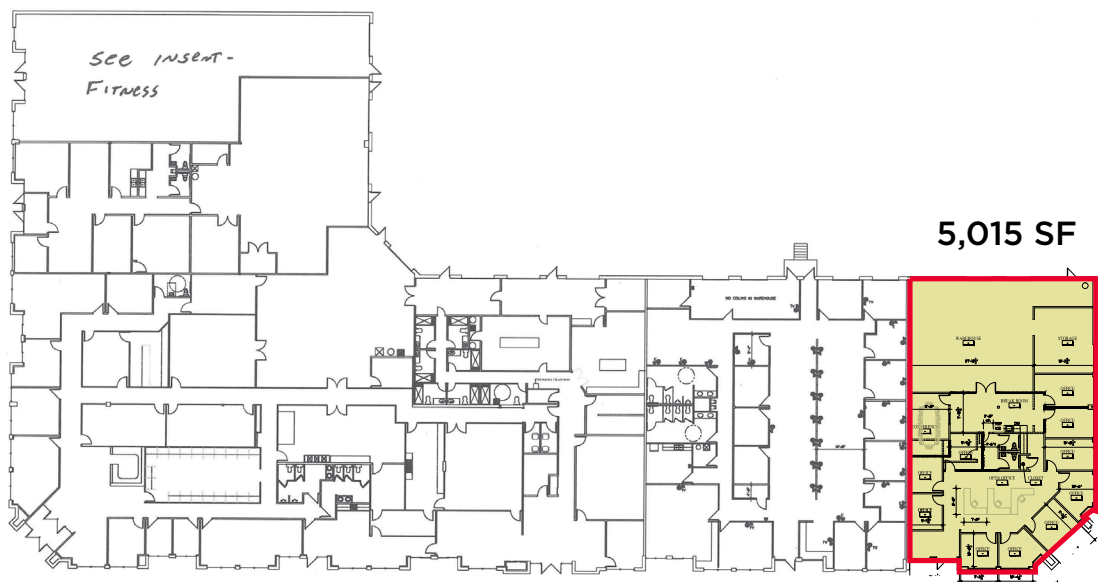
LOCATION	Blue Ash, OH	DOORS	10852: (2) 8'x9' dock doors
BUILDING SIZE	Building A: 38,500 SF	ELECTRIC	TBD
OFFICE SIZE	See Below	HVAC	Gas Fired Heaters
YEAR BUILT	1997	ELECTRIC	www.duke-energy.com
CONSTRUCTION	CMU	GAS	www.duke-energy.com
CLEAR HEIGHT	18'	WATER	www.cincinnati-oh.gov/water
COLUMN SPACE	45' x 45'	SEWER	www.msdcg.org
PARKING	70 Parking Space per building	TELEPHONE	www.altafiber.com
FIRE SUPPRESSION	Wet System	DATA	www.spectrum.com
LIGHTING	T-5 Fluorescent	OPEX	\$2.99/psf

Address	Space SF	Warehouse SF	Office SF	Doors	Lease Rate
10852 Kenwood (Bldg A)	5,015 SF	2,200 SF	2,815 SF	(2) Docks	\$8.95/psf

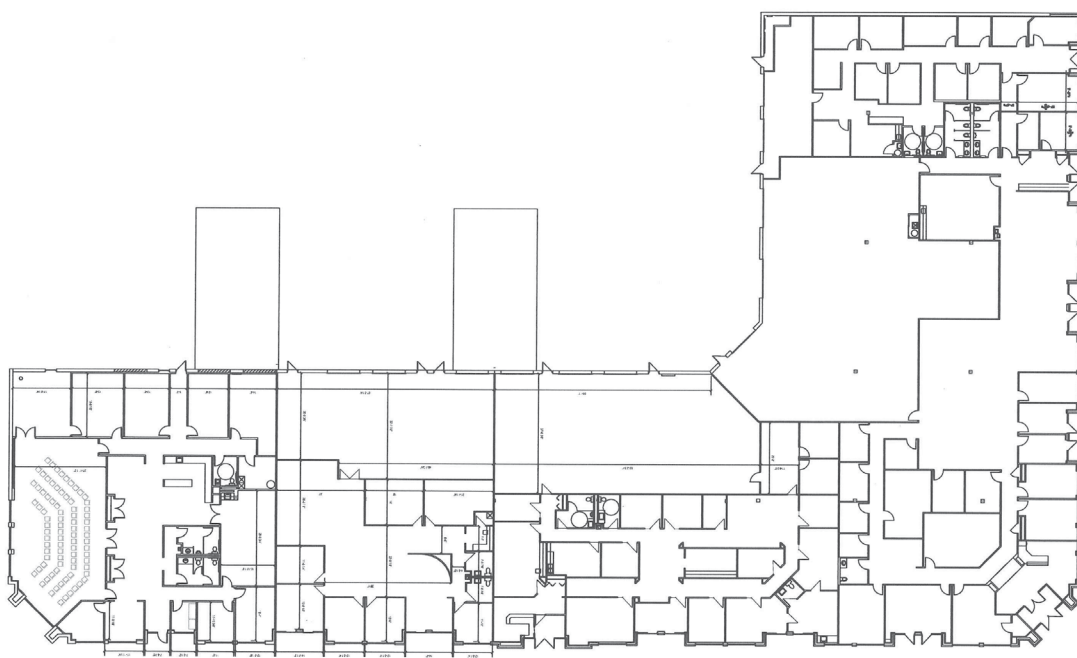


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SITE PLAN

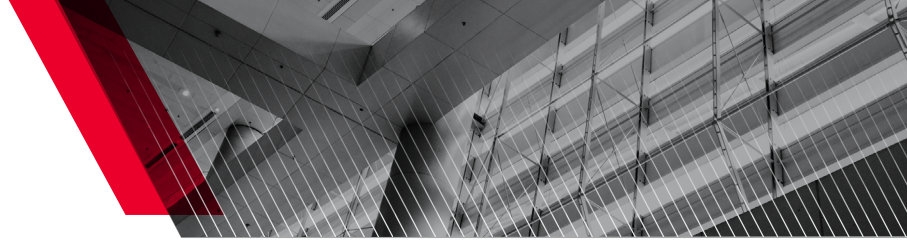


BUILDING A



BUILDING B

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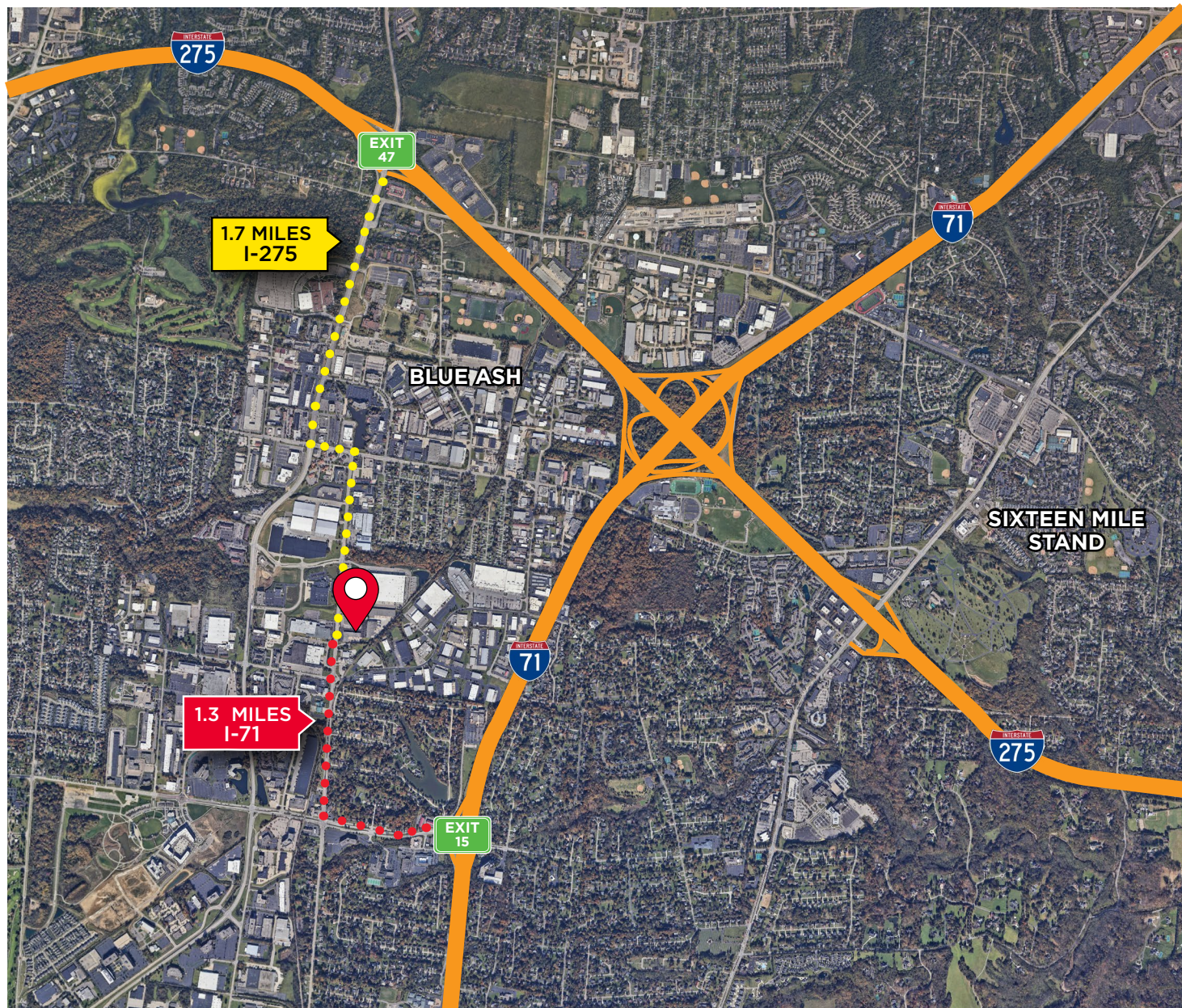


PHOTOS



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AERIAL LOCATION



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