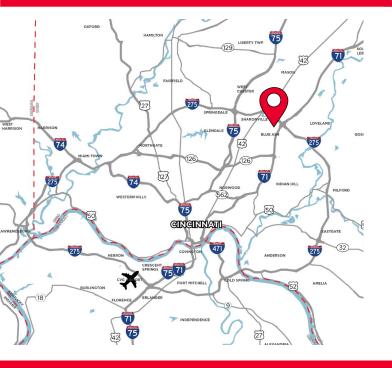


### **OFFICE/WAREHOUSE**

FOR LEASE: \$8.95/psf NNN



### PROPERTY HIGHLIGHTS

- Suite 10852 Building A
  - » 5,015 SF Available
  - » 2,815 SF Office
  - » (2) Docks
- 18' Clear Height
- Quick access to I-71 and I-275
- Available 7/1/2024

For more information, contact:

#### Seattle Stein

Director +1 513 763 3027 seattle.stein@cushwake.com

#### Tom McCormick, SIOR, CCIM

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# **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.msdgc.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

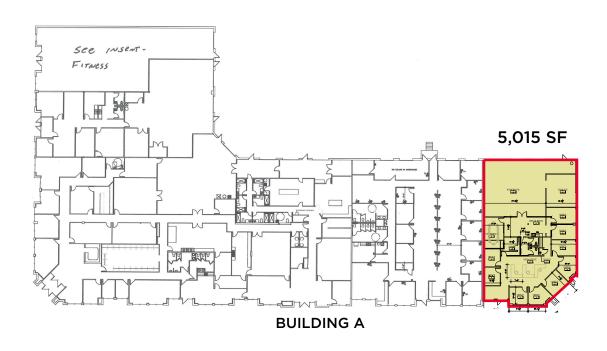
Address	Space SF	Warehouse SF	Office SF	Doors	Lease Rate
10852 Kenwood (Bldg A)	5,015 SF	2,200 SF	2,815 SF	(2) Docks	\$8.95/psf

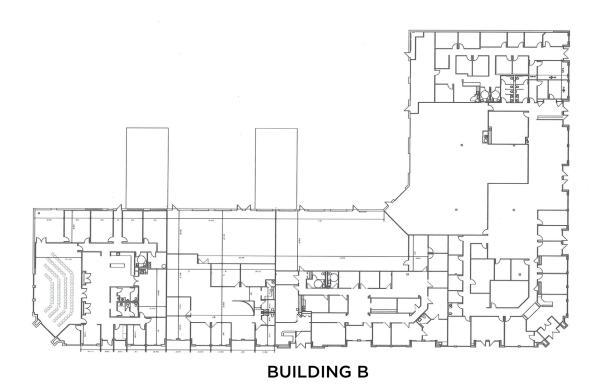


# FOR LEASE 10806-10828 KENWOOD ROAD

BLUE ASH, OH 45242







# FOR LEASE 10806-10828 KENWOOD ROAD

BLUE ASH, OH 45242









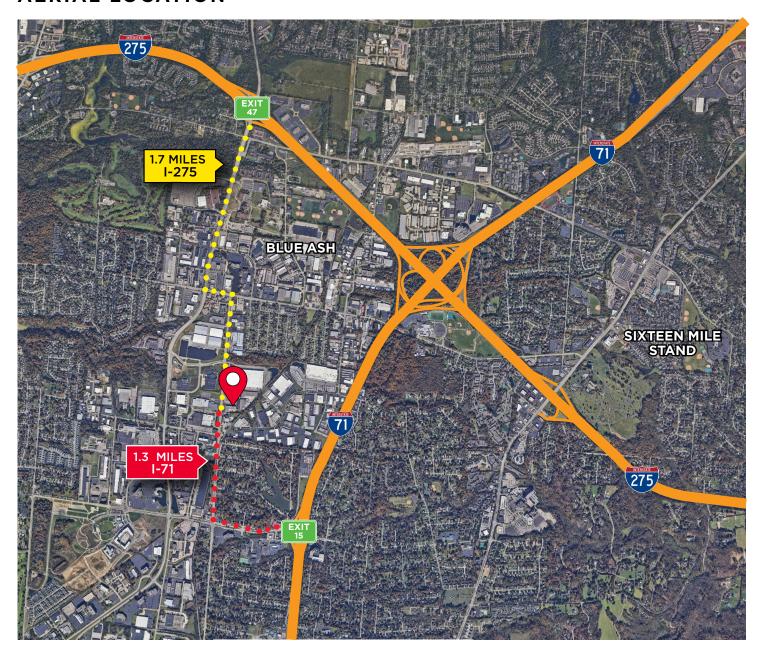


## FOR LEASE 10806-10828 KENWOOD ROAD

BLUE ASH, OH 45242



#### **AERIAL LOCATION**



For more information, contact:

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