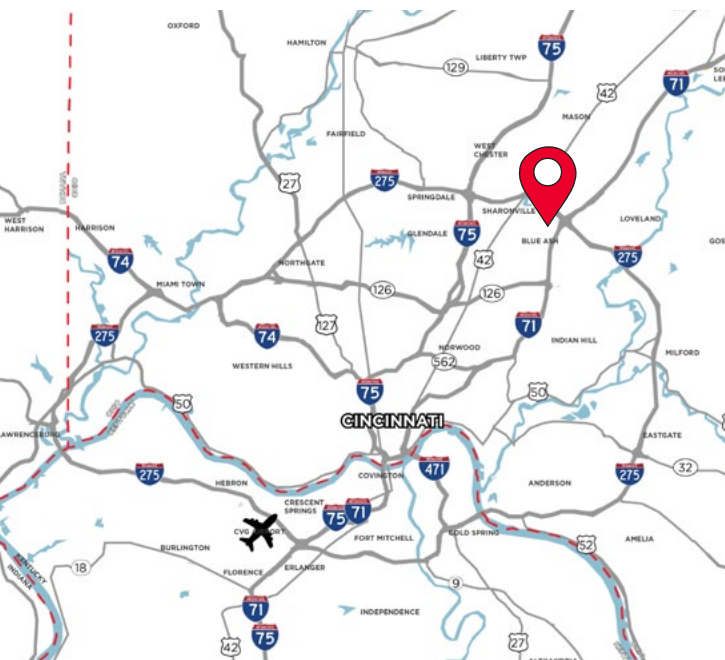


SUITES AVAILABLE
10836
KENWOOD RD
BLUE ASH, OH 45242



OFFICE/WAREHOUSE

FOR LEASE: \$7.50/psf NNN



PROPERTY HIGHLIGHTS

- **Suite 10836 - Building C**
 - » 11,740 SF Available
 - » 1,400 SF Office
 - » (4) Docks
- 20' Clear Height
- Zoned I-1, Light Industrial
- Quick access to I-71 and I-275

For more information, contact:

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cushmanwakefield.com

FOR LEASE

10836

KENWOOD ROAD

BLUE ASH, OH 45242

BUILDING SPECIFICATIONS

LEASE RATE: \$7.50/PSF NNN (\$2.36 OPEX)

LOCATION	Blue Ash, OH	DOORS	10836: (4) dock doors
BUILDING SIZE	46,575 SF	ELECTRIC	TBD
ROOF	Rubber Membrane	HVAC	Gas Fired Heaters
YEAR BUILT	1996	ELECTRIC	www.duke-energy.com
CONSTRUCTION	Concrete Tilt-Up	GAS	www.duke-energy.com
CLEAR HEIGHT	18'	WATER	www.cincinnati-oh.gov/water
COLUMN SPACE	45' x 45'	SEWER	www.msdcg.org
PARKING	50+ Parking Space per building	TELEPHONE	www.altafiber.com
FIRE SUPPRESSION	Wet System	DATA	www.spectrum.com
LIGHTING	T-5 Fluorescent	OPEX	\$2.36/psf

Address	Space SF	Warehouse SF	Office SF	Doors	Lease Rate
10836 Kenwood (Bldg C)	11,740 SF	10,340 SF	1,400 SF	(4) Docks	\$7.50/psf



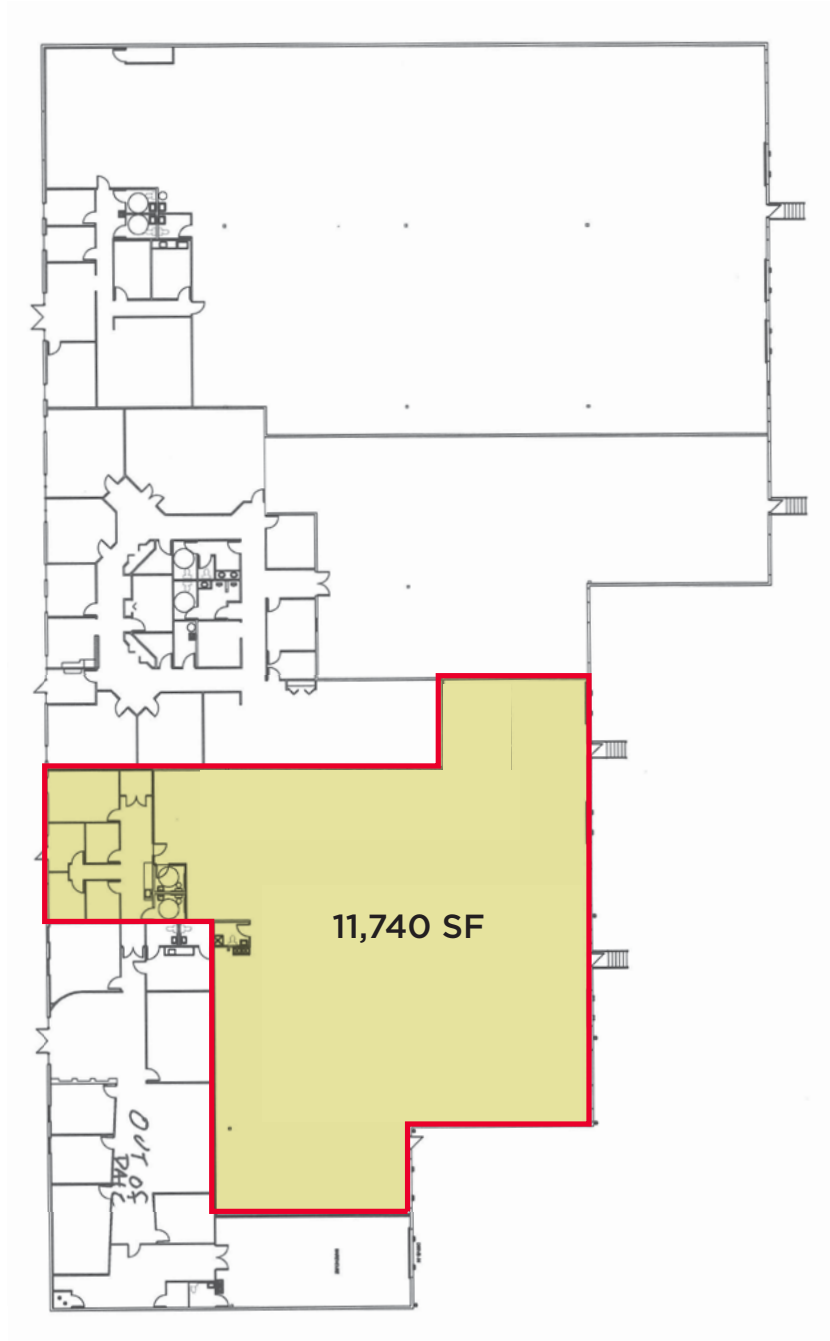
FOR LEASE

10836

KENWOOD ROAD

BLUE ASH, OH 45242

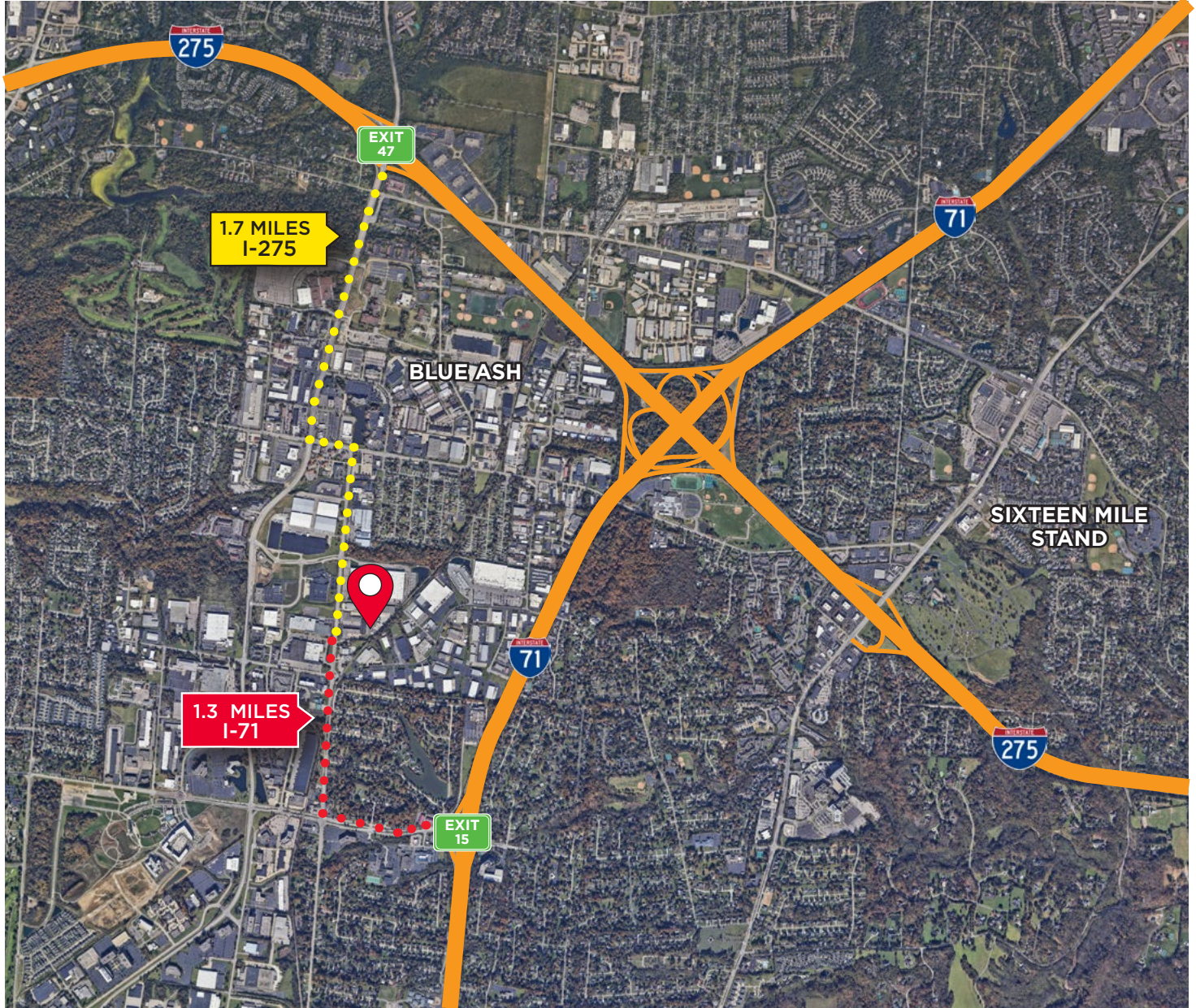
SITE PLAN



BUILDING C

FOR LEASE
10836
KENWOOD ROAD
BLUE ASH, OH 45242

AERIAL LOCATION



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