

INDUSTRIAL SPACE FOR LEASE

COMMERCE PARK OF BLUE ASH

10806-10898 Kenwood Road, Cincinnati, OH 45242

AVAILABLE
2,000 SF

AVAILABLE
11,740 SF

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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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INDUSTRIAL SPACE FOR LEASE

COMMERCE PARK OF BLUE ASH

Cincinnati, OH 45242

AVAILABLE: 11,740 SF & 2,000 SF

PRICING: \$7.50 PSF NNN (+\$3.44 OPEX)
OPEX = Tax:\$1.72, Ins:\$0.26, CAM:\$1.56

PROPERTY INFORMATION

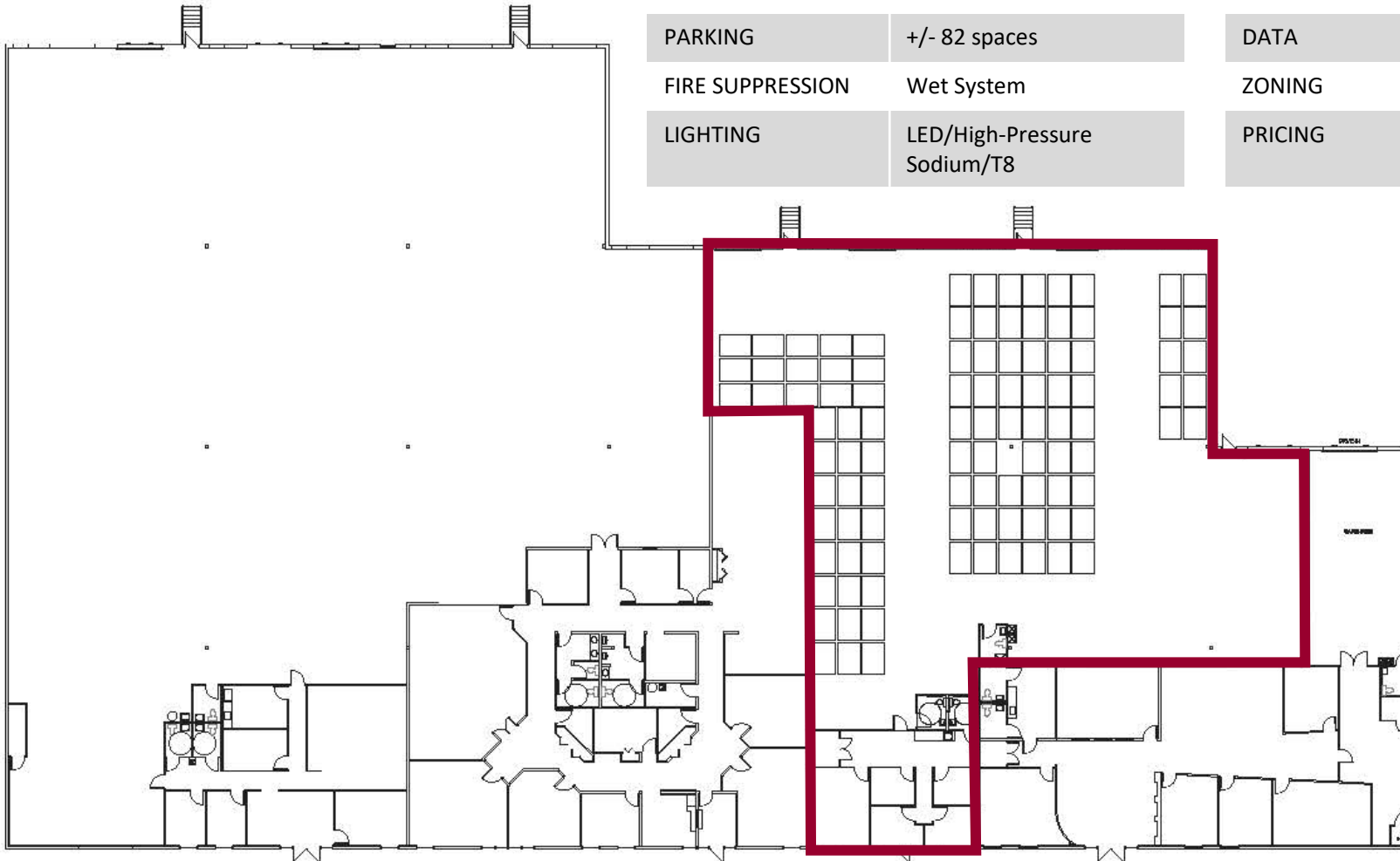
- Warehouse & office space available in Building C (11,740 SF)
- Office space available in Building D (2,000 SF)
- Signage available
- Located off of busy Kenwood Road
- Ample amenities nearby such as restaurants and retail
- Close proximity to Ronald Reagan Cross County Highway which provides quick access to I-71, I-72, & I-275



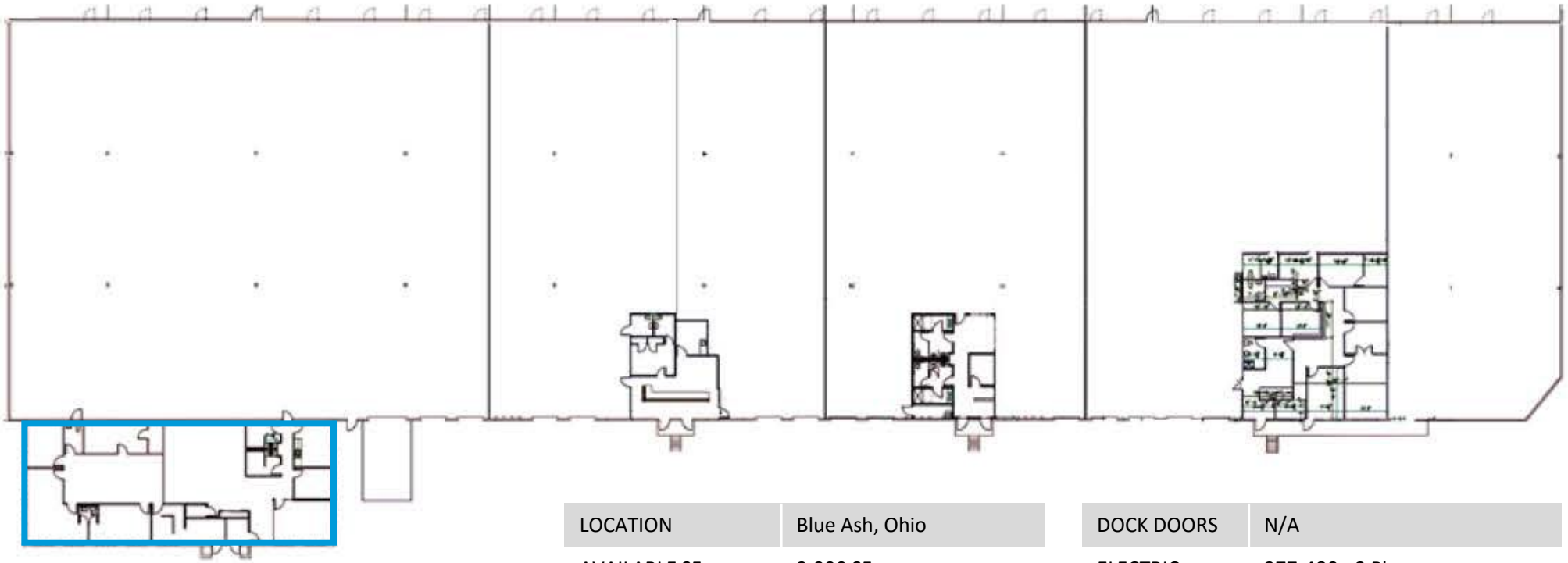
BUILDING C

LOCATION	Blue Ash, Ohio
AVAILABLE SF	11,740 SF
OFFICE SF	1,000 SF
BLDG TOTAL SF	46,576 SF
YEAR BUILT	1998
CONSTRUCTION	Tilt-Wall Concrete
CLEAR HEIGHT	20'
COLUMN SPACE	45' x 45'
PARKING	+/- 82 spaces
FIRE SUPPRESSION	Wet System
LIGHTING	LED/High-Pressure Sodium/T8

DOCK DOORS	(4) 8' x 10' Dock Doors
ELECTRIC	208v 3 Phase
HVAC	Gas-Fired Unit Heaters
ELECTRIC	Duke Energy
GAS	Duke Energy
WATER	City of Cincinnati
SEWER	MSDGC
TELEPHONE	Altafiber
DATA	Spectrum
ZONING	Light Industrial
PRICING	\$7.50 PSF NNN (+\$3.44 OPEX)

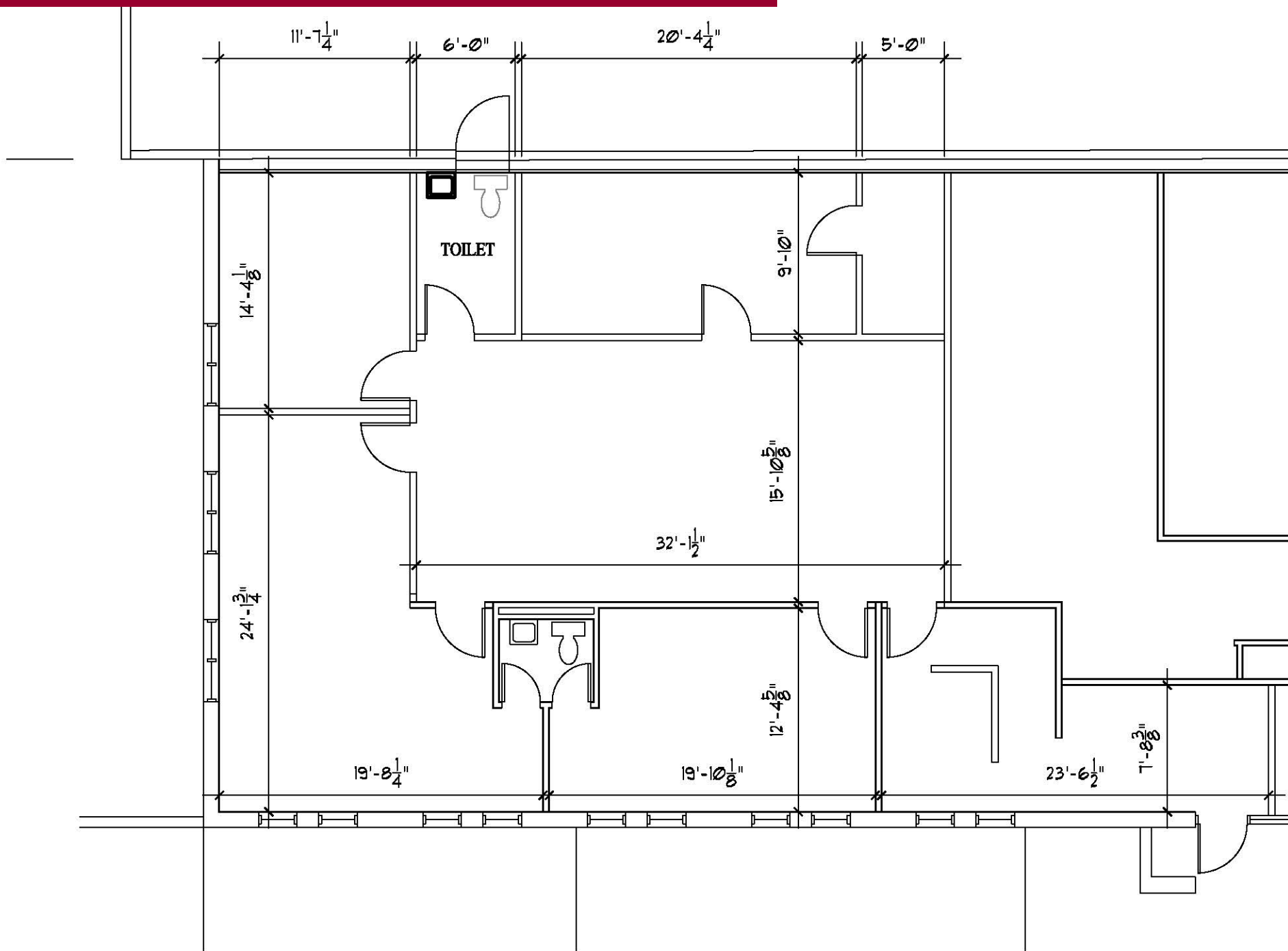


BUILDING D



LOCATION	Blue Ash, Ohio	DOCK DOORS	N/A
AVAILABLE SF	2,000 SF	ELECTRIC	277-480v-3 Phase
OFFICE SF	2,000 SF	HVAC	Gas-Fired Unit Heaters
BLDG TOTAL SF	69,370 SF	ELECTRIC	Duke Energy
YEAR BUILT	1990	GAS	Duke Energy
CONSTRUCTION	Tilt-Wall Concrete	WATER	City of Cincinnati
CLEAR HEIGHT	22'	SEWER	MSDGC
COLUMN SPACE	42' x 45'	TELEPHONE	Altafiber
PARKING	+/- 38 spaces	DATA	Spectrum
FIRE SUPPRESSION	Wet System	ZONING	Light Industrial
LIGHTING	T-5 Fluorescent	PRICING	\$7.50 PSF NNN (+\$3.44 OPEX)

BUILDING D - 2,000 SF AVAILABLE



COMMERCE PARK OF BLUE ASH



REED HARTMAN HIGHWAY

CORNELL ROAD

KENWOOD ROAD

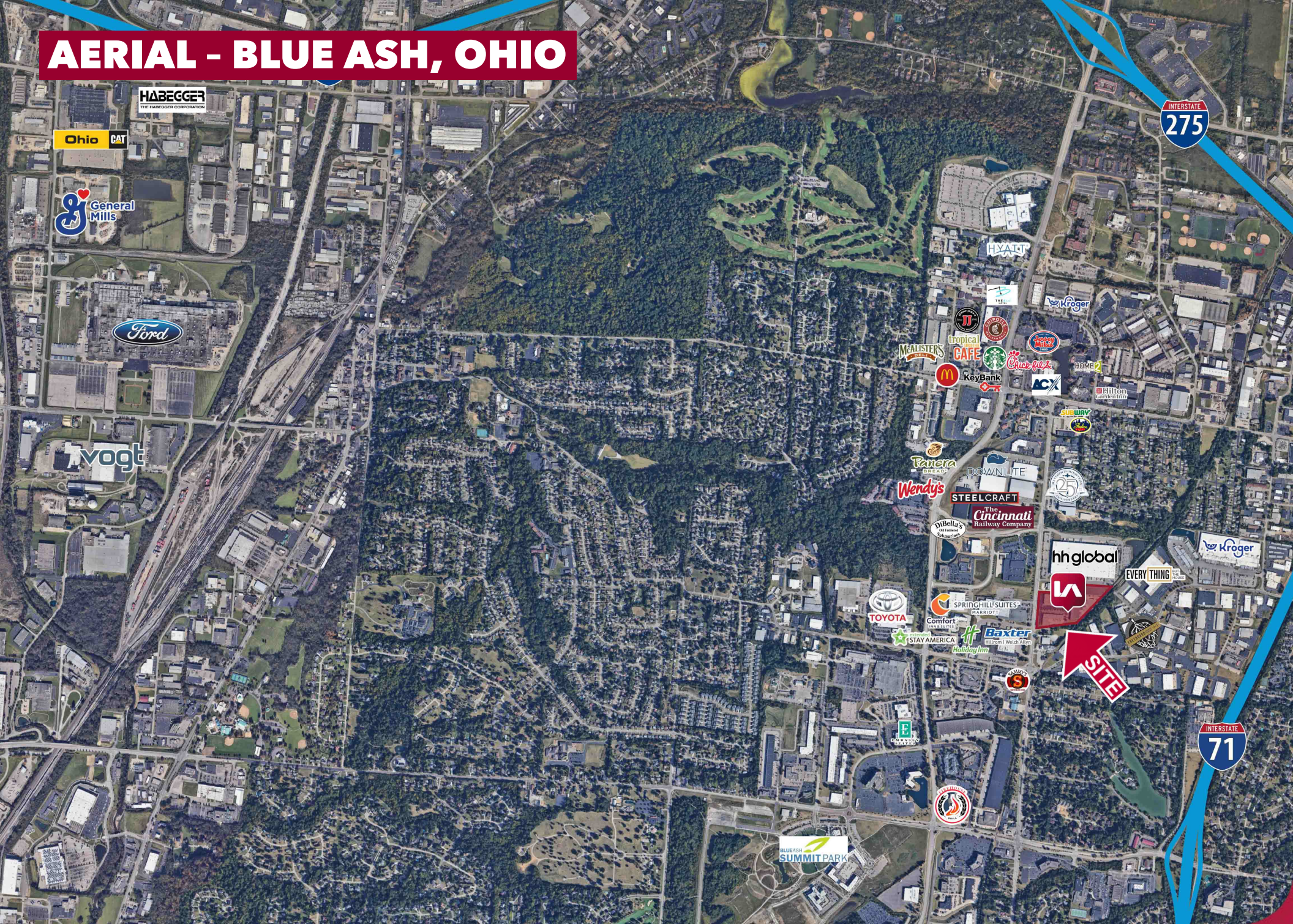
BUILDING B
10806 – 10828 Kenwood Road

BUILDING D
10880 – 10898 Kenwood Road

BUILDING A
10852 – 10868 Kenwood Road

BUILDING C
10830 – 10848 Kenwood Road

AERIAL - BLUE ASH, OHIO



HABEGGER
THE HANCOCK COMPANY

Ohio CAT

General Mills

Ford

Vogt

INTERSTATE
275

HYATT

Kroger

McDonald's

KeyBank

Starbucks

Chick-fil-A

Home2 Suites

Hilton

Subway

Panera Bread

Wendy's

STEELCRAFT

The Cincinnati Railway Company

DiBella's

hh global

EVERY THING

Kroger

TOYOTA

SPRINGHILL SUITES

MARRIOTT

STAY AMERICA

Baxter

Holiday Inn

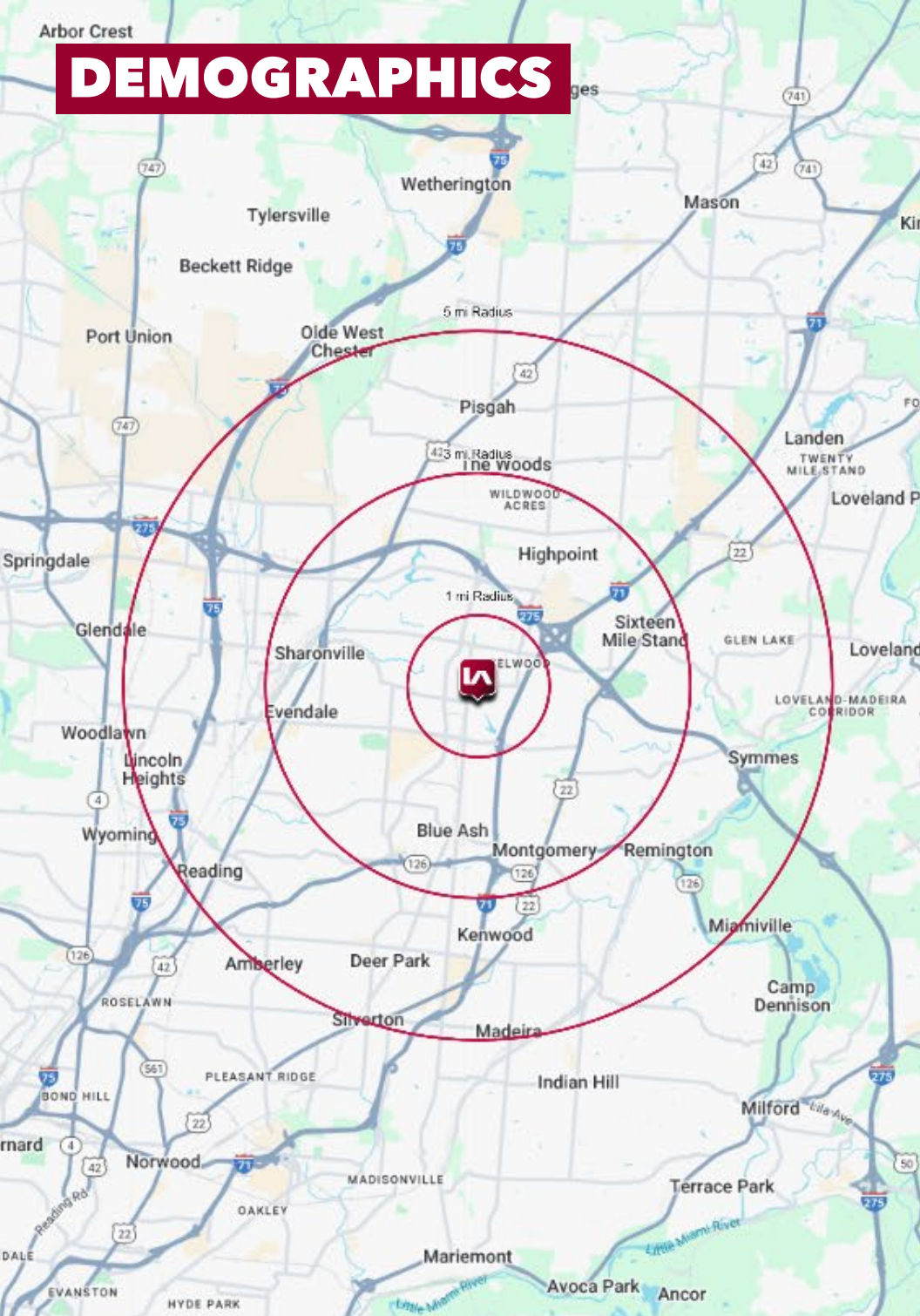
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SITE

INTERSTATE
71

BLUEASH
SUMMIT PARK

DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2025 Estimated Population	3,463	51,073	145,443
2030 Projected Population	3,537	50,269	143,368
2020 Census Population	3,562	50,804	145,102
2010 Census Population	3,231	48,439	138,550
Projected Annual Growth 2025 to 2030	0.4%	-0.3%	-0.3%
Historical Annual Growth 2010 to 2025	0.5%	0.4%	0.3%
HOUSEHOLDS			
2025 Estimated Households	1,366	20,684	58,940
2030 Projected Households	1,401	20,488	58,687
2020 Census Households	1,425	20,562	58,476
2010 Census Households	1,315	20,002	56,414
Projected Annual Growth 2025 to 2030	0.5%	-0.2%	-
Historical Annual Growth 2010 to 2025	0.3%	0.2%	0.3%
AGE			
2025 Est. Population Under 10 Years	13.1%	12.4%	12.6%
2025 Est. Population 10 to 19 Years	13.4%	12.2%	12.5%
2025 Est. Population 20 to 29 Years	10.0%	10.2%	10.4%
2025 Est. Population 30 to 44 Years	20.5%	19.8%	20.6%
2025 Est. Population 45 to 59 Years	16.7%	16.6%	17.3%
2025 Est. Population 60 to 74 Years	19.0%	19.3%	17.9%
2025 Est. Population 75 Years or Over	7.4%	9.5%	8.6%
2025 Est. Median Age	39.5	41.3	40.1
MARITAL STATUS & GENDER			
2025 Est. Male Population	49.4%	49.8%	49.7%
2025 Est. Female Population	50.6%	50.2%	50.3%
2025 Est. Never Married	19.8%	24.2%	27.0%
2025 Est. Now Married	64.8%	57.5%	55.8%
2025 Est. Separated or Divorced	12.8%	12.8%	11.6%
2025 Est. Widowed	2.7%	5.5%	5.5%
INCOME			
2025 Est. HH Income \$200,000 or More	30.9%	22.3%	20.5%
2025 Est. HH Income \$150,000 to \$199,999	9.5%	11.6%	11.8%
2025 Est. HH Income \$100,000 to \$149,999	19.1%	20.2%	19.8%
2025 Est. HH Income \$75,000 to \$99,999	10.3%	9.3%	11.2%
2025 Est. HH Income \$50,000 to \$74,999	9.4%	14.8%	13.4%
2025 Est. HH Income \$35,000 to \$49,999	9.8%	8.0%	7.6%
2025 Est. HH Income \$25,000 to \$34,999	5.2%	5.4%	5.1%
2025 Est. HH Income \$15,000 to \$24,999	2.6%	3.7%	4.4%
2025 Est. HH Income Under \$15,000	3.4%	4.6%	6.3%
2025 Est. Average Household Income	\$186,069	\$162,058	\$153,343
2025 Est. Median Household Income	\$128,338	\$116,189	\$113,310
2025 Est. Per Capita Income	\$73,445	\$65,778	\$62,259
2025 Est. Total Businesses	1,045	4,459	9,990
2025 Est. Total Employees	17,856	70,669	160,565