



10001 ALLIANCE RD.

CINCINNATI, OH 45242

AVAILABLE FOR LEASE

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PROPERTY HIGHLIGHTS



81,736 SqFt Total

- Class A Office/Warehouse space located in City of Blue Ash, minutes to I-275, I-71, and I-75
- Warehouse area includes: Compactor, baler, (7) fork lift charging stations, compressed airlines, shrink-wrap machine, and warehouse racking (capacity/pallet positions available)
- Onsite work facility / steam shower + shared break room included
- Interior truck docks
- Total Building SqFt: 146,359
- Available Q1 2026
- Lease Rate: \$5.95/SqFt NNN + \$1.64/SqFt OpEx/CAM (includes Base Utilities)



[CLICK HERE FOR AERIAL VIDEO](#)



[CLICK HERE FOR THE 360° TOUR](#)

PROPERTY DETAILS

| | |
|----------------------------|---|
| Total SqFt: | 81,736 |
| Warehouse SqFt: | 80,236 (7,375 SF has 100% HVAC room) |
| Office SqFt: | 1,500 |
| Acreage: | 8.896 |
| Clear Height: | 22' |
| Year Built: | 1971 |
| Type Construction: | Masonry, CMU, and steel |
| Lighting: | LED's throughout |
| Column Spacing: | 32'x40' |
| Dock door: | Six (6) interior docks with mechanical pit levelers, One (1) - 8'x10' with mechanical pit leveler & dock seal |
| Drive-in door: | None; To Suit |
| Sprinkler: | Yes; Wet system |
| Electrical Service: | Approximately 480-volt, 3-phase, 1,600 amps (7,375 SF 100% HVAC room at 480-volt, 3-phase, 400-amp service) |
| Heat: | Natural gas-fired unit heaters |
| Roof: | TPO - 2017 |
| Truck court: | 60' interior truck dock area + 100' exterior with concrete and heavy duty asphalt |
| Parking Lot: | 140+ spaces |
| Restrooms: | Multiple sets in office area and one (1) uni-sex in warehouse area |

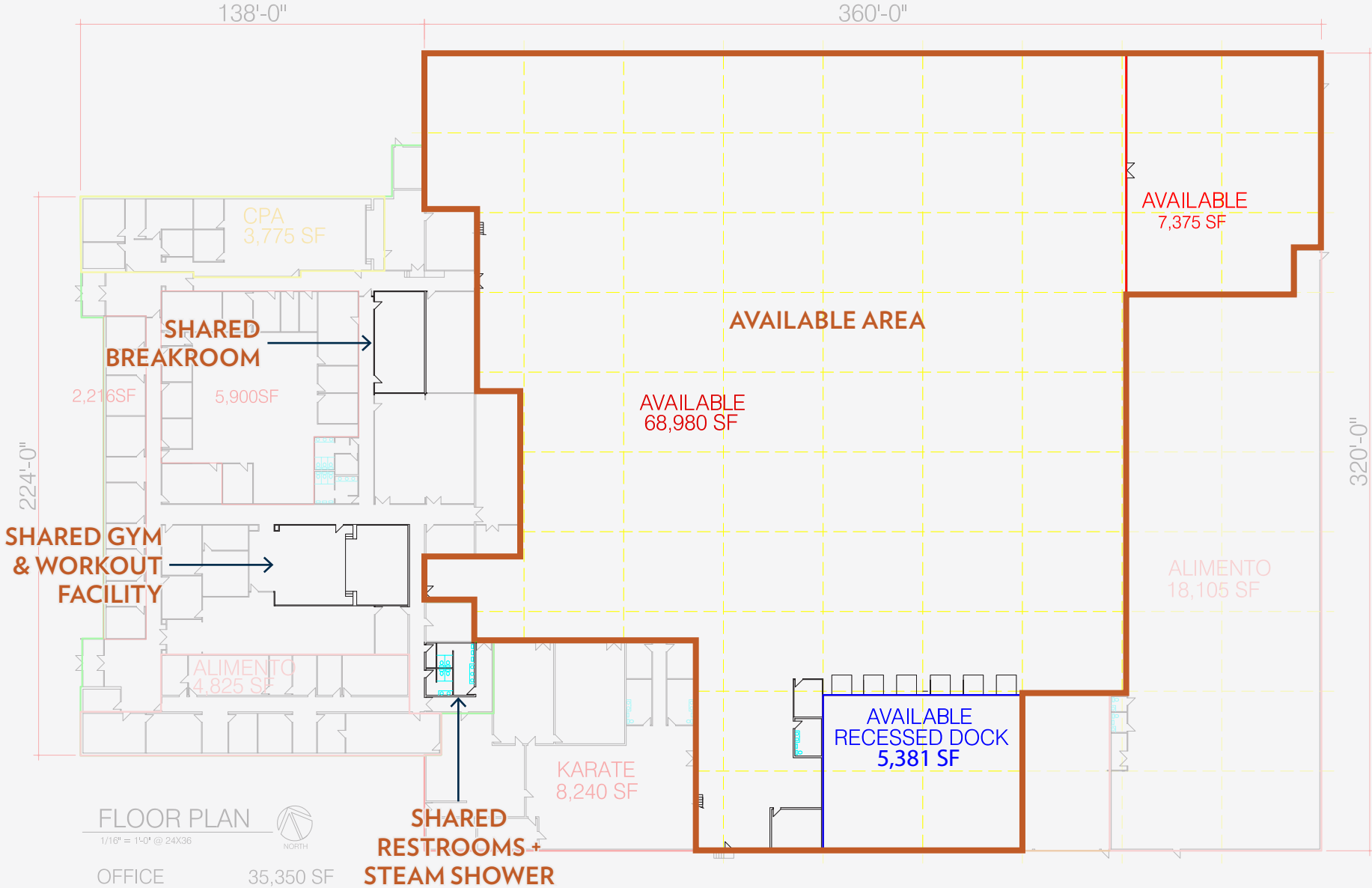
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FLOOR PLAN



FLOOR PLAN

1/16" = 1'-0" @ 24X36



| | |
|-----------|------------|
| OFFICE | 35,350 SF |
| WAREHOUSE | 109,875 SF |
| TOTAL | 145,225 SF |

**SHARED
RESTROOMS +
STEAM SHOWER**

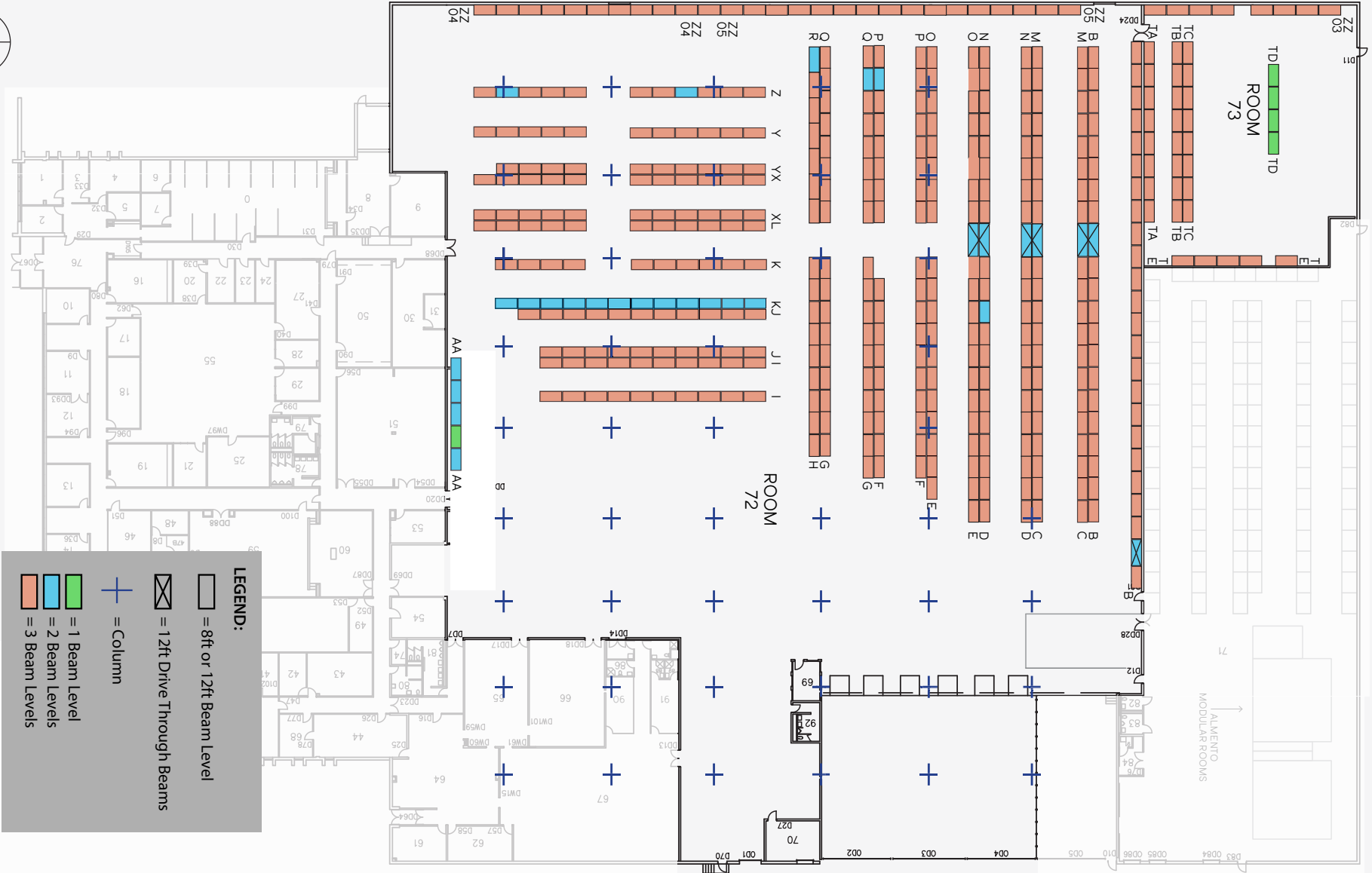
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EXISTING RACKING LAYOUT



PETERS OHIO, LLC
 10001 ALLIANCE RD.
 CINCINNATI, OH 45242
 FEBRUARY 2026

WAREHOUSE RACK GROUND FLOOR ROOM 72 AND 73

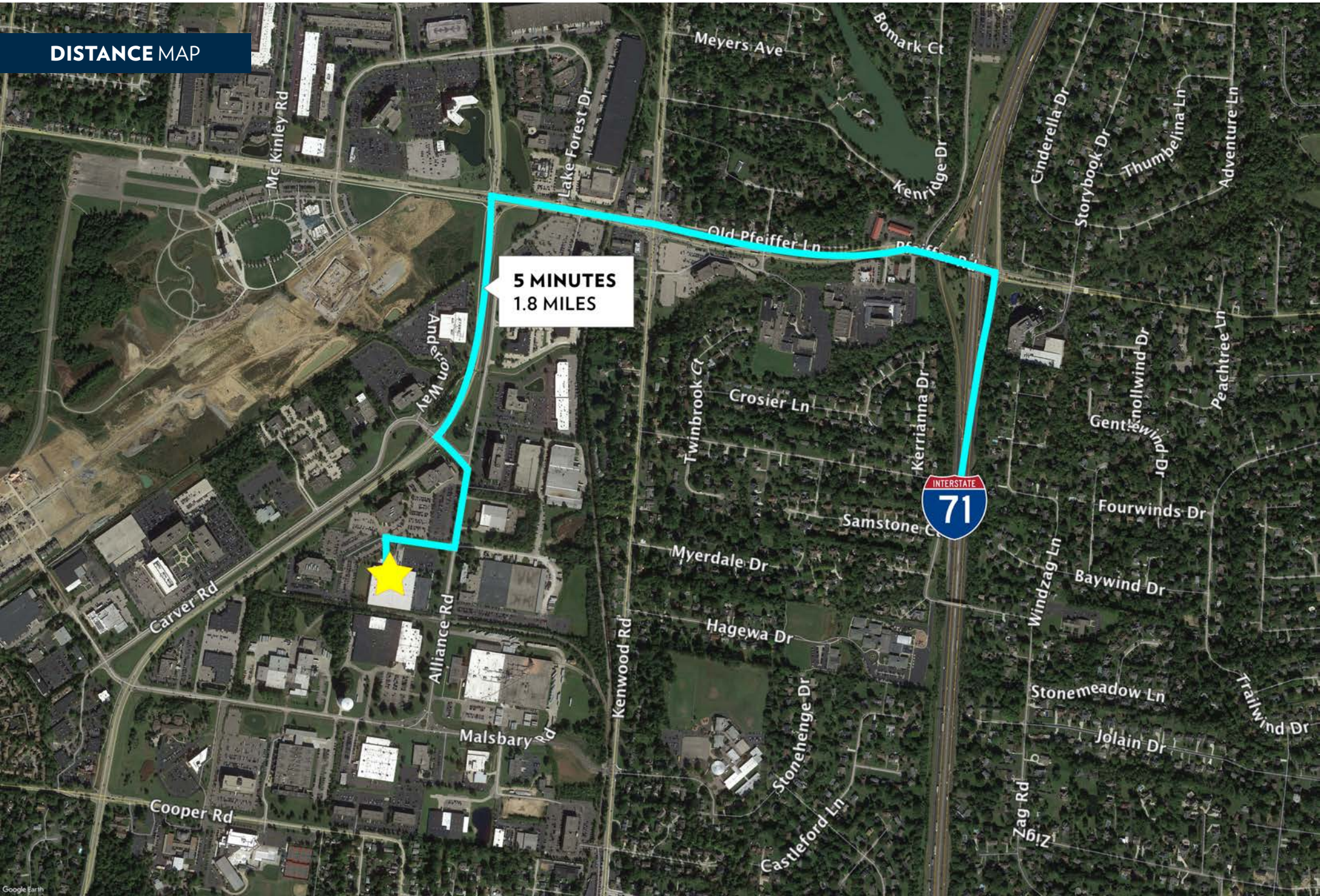
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DISTANCE MAP



5 MINUTES
1.8 MILES



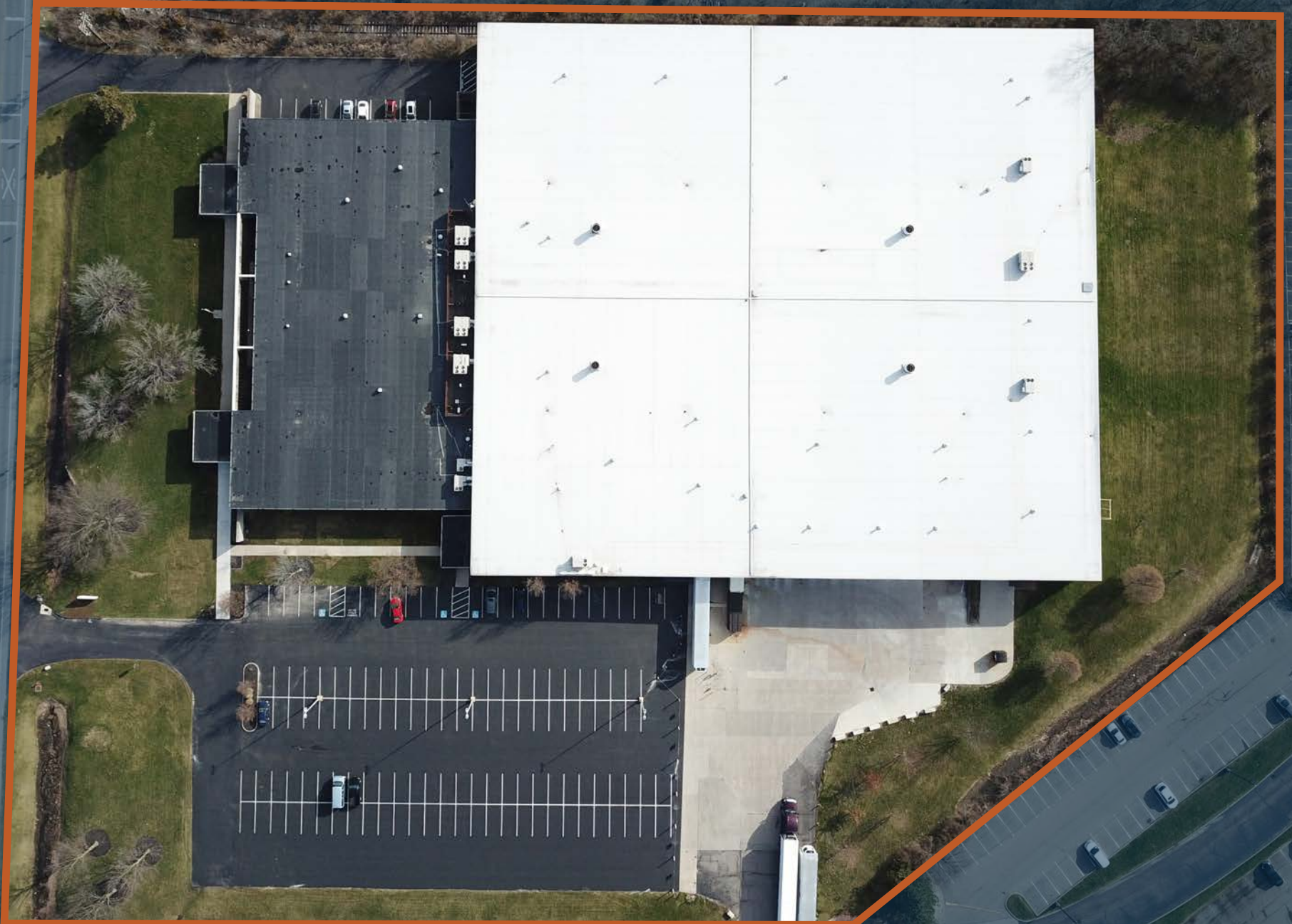
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PARCEL OUTLINE



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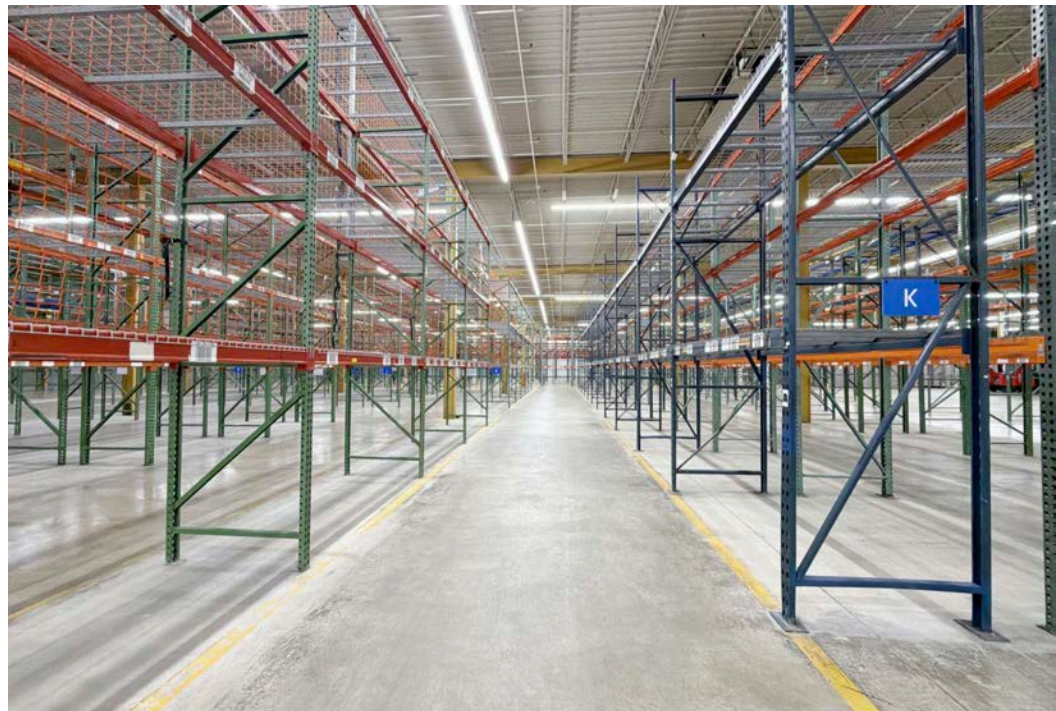
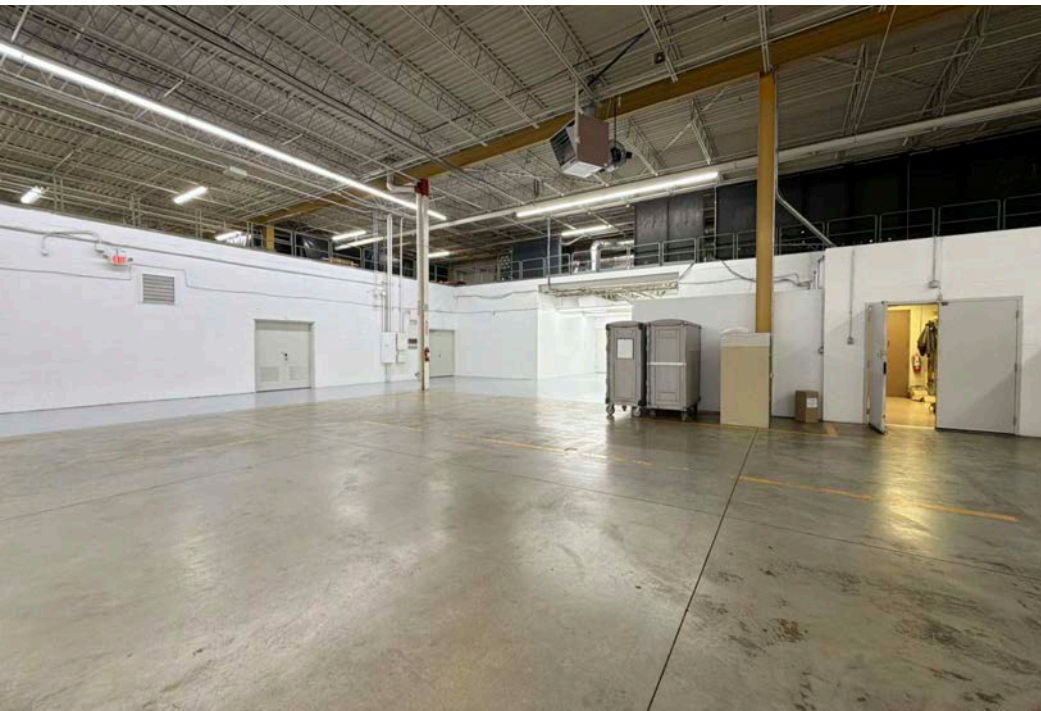
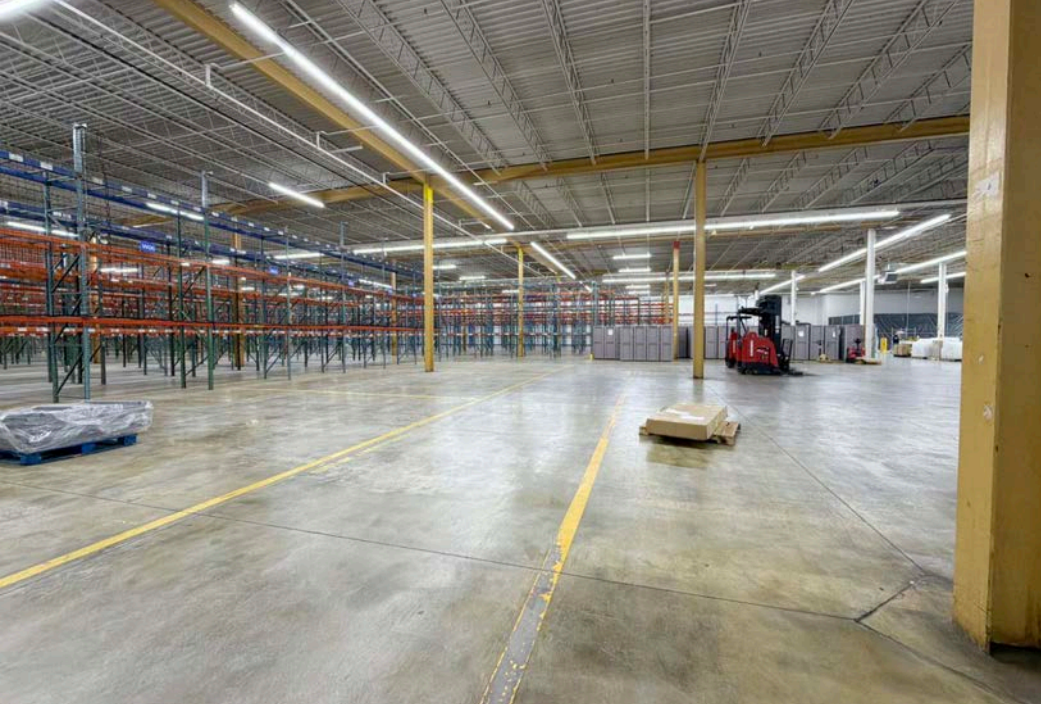
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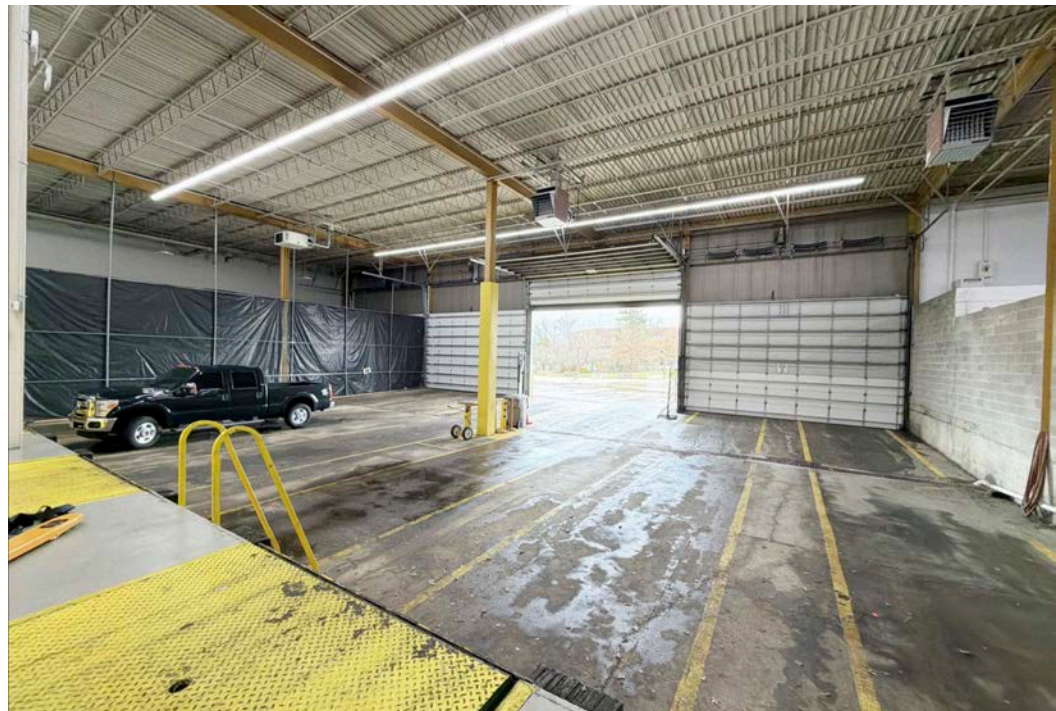
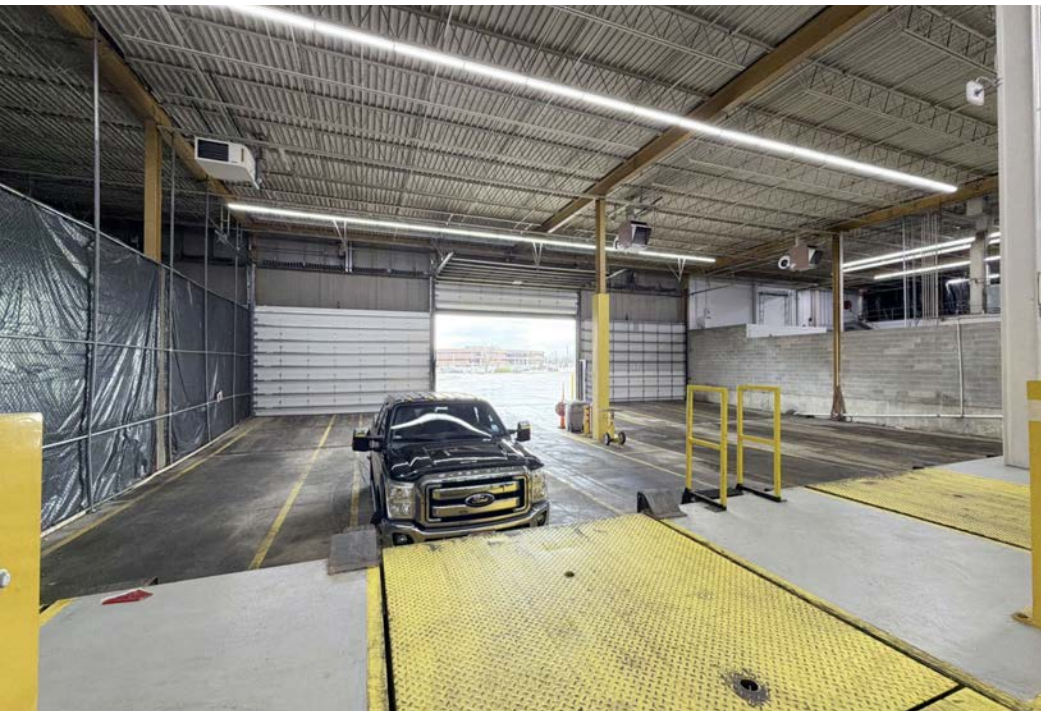
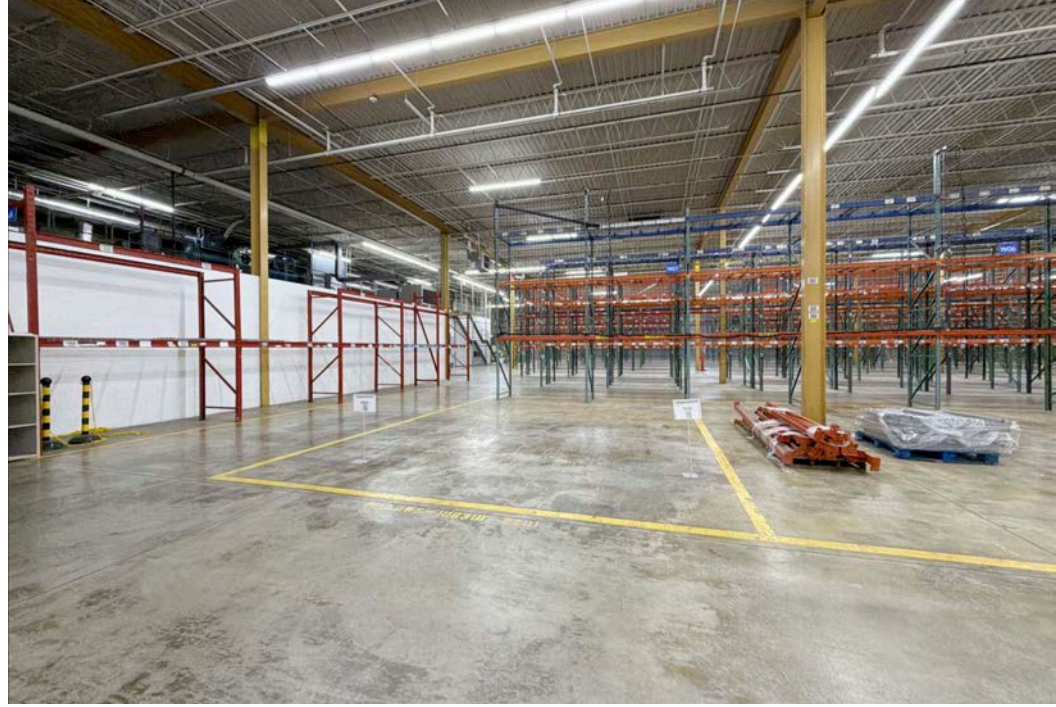
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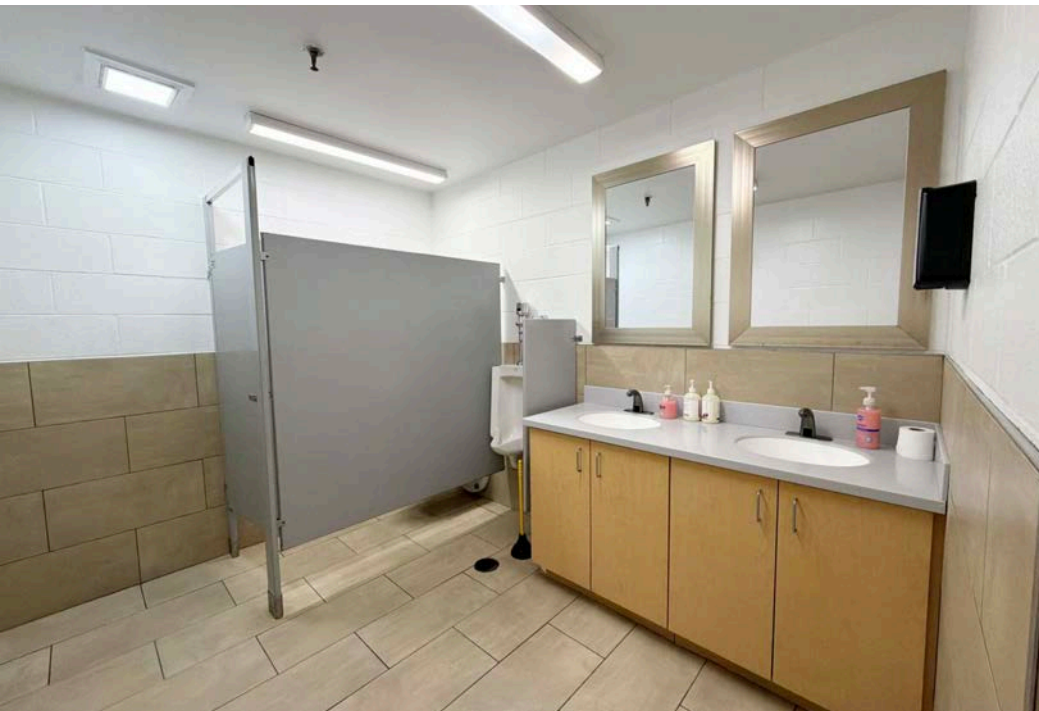
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