



11027 KENWOOD RD.
BLUE ASH, OH 45242

AVAILABLE FOR LEASE

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PROPERTY HIGHLIGHTS



51,200- 102,495 SqFt

- Located in City of Blue Ash minutes to I-71, I-75, I-275 and SR-126
- Located off of Kenwood Rd with visibility along Reed Hartman Highway and minutes to Blue Ash Summit Park
- Twenty (20) docks and Three (3) drive-in doors
- Lease Rate: \$6.00-\$6.25/SqFt NNN + \$1.90/SqFt OpEx/CAM
- Available for immediate occupancy



CLICK HERE FOR AERIAL VIDEO

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(513) 843-1600
[SQFTCOMMERCIAL.COM](https://www.sqftcommercial.com)



PROPERTY DETAILS

Total SqFt:	102,495
Warehouse SqFt:	100,205
Office SqFt:	2,290
Clear Height:	16'-26'
Year Built:	1972
Type Construction:	Metal fully insulated
Lighting:	T-5 fluorescent
Column Spacing:	25' x 50'
Dock door:	Twenty (20) – 9'x9' including fifteen (15) with mechanical pit levelers
Drive-in door:	Three (3); 14'x14', 10'x14', and 10'x10'
Sprinkler:	Ordinary hazard wet system
Electrical Service:	240V/3-Phase/400 Amps
Heat:	Natural gas-fired unit heaters
Roof:	Rubber membrane
Truck court:	120' + shared with heavy duty asphalt
Parking Lot:	Forty (40) Spaces
Restrooms:	One (1) set and One (1) single

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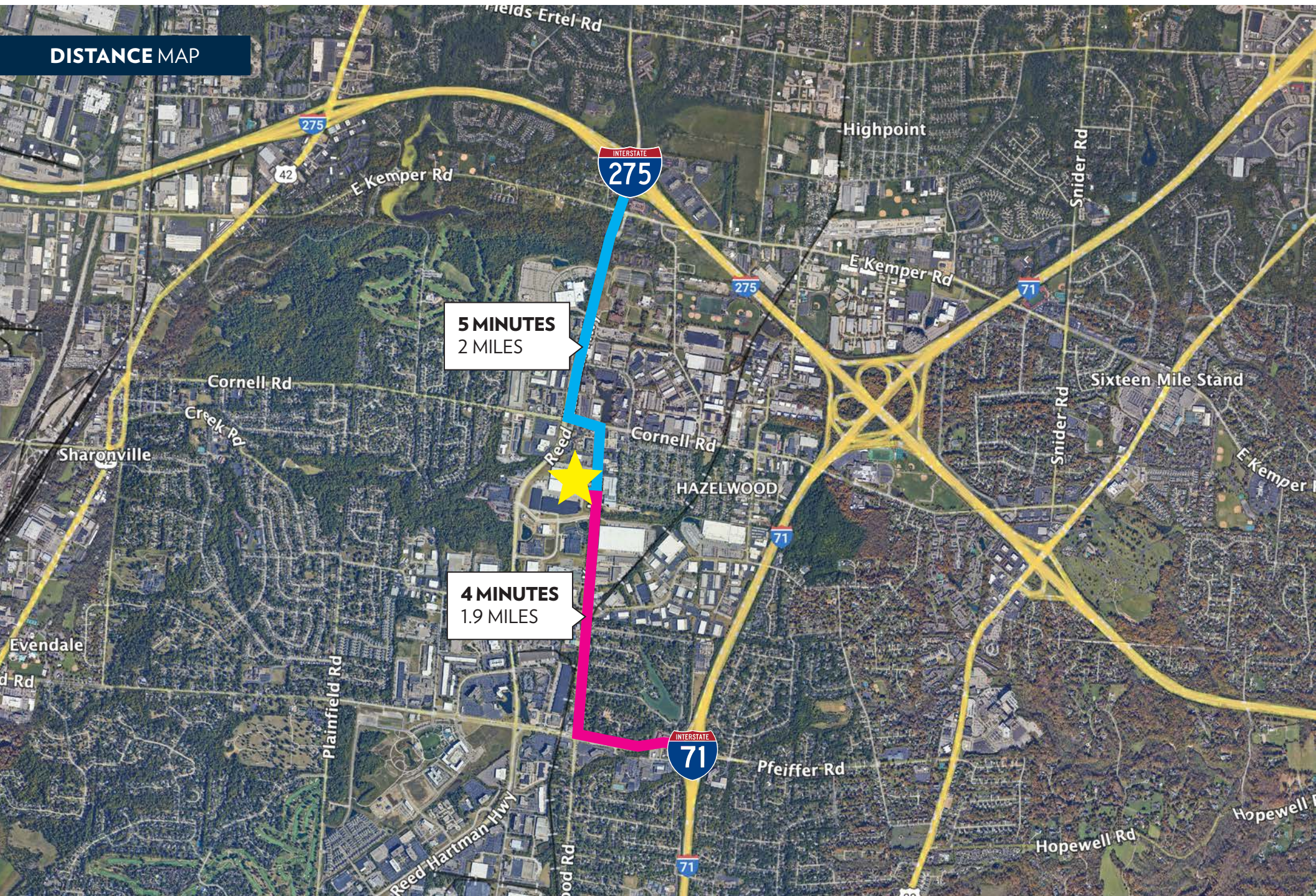
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DISTANCE MAP



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AERIAL VIEW



**BUILDING 4
102,495 SQFT
AVAILABLE**

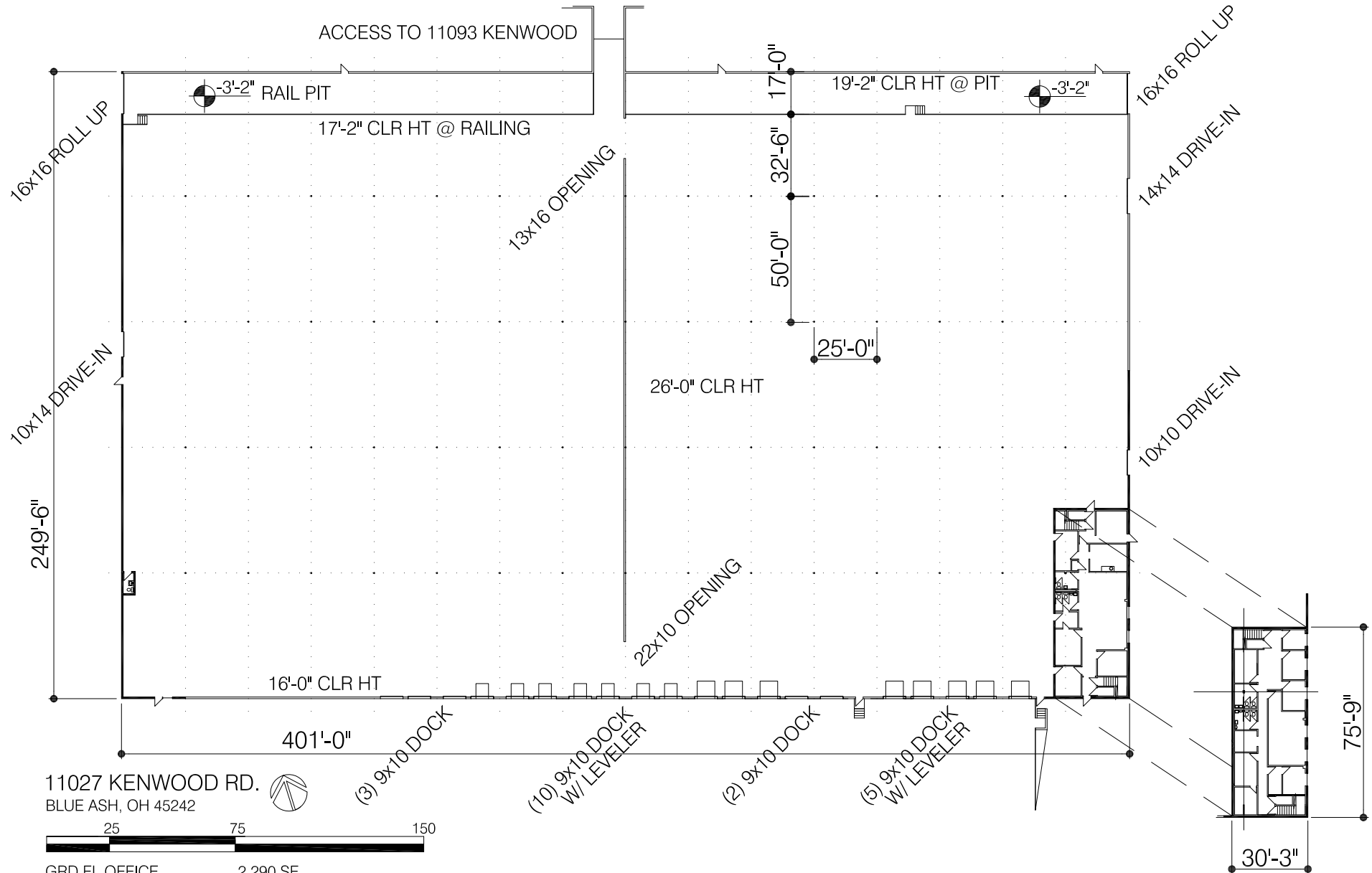
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FLOOR PLAN



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GRD FL OFFICE	2,290 SF
2ND FL OFFICE	2,290 SF
WAREHOUSE	91,340 SF
RAIL PIT	6,575 SF
TOTAL	102,495 SF

DRAWING ISSUED FOR MARKETING
PURPOSES ONLY. ALL CALCULATIONS ARE APPROXIMATE.

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