

Gallenstein Investments, LLC
6801 Creek Road, Cincinnati, Ohio 45242
Tel: (513) 891-0150 Fax: (513) 891-0170

10521 Millington Court

<u>Office:</u>	16,000	<u>Date available:</u>	Jan 2026
<u>Warehouse:</u>	4,122	<u>Dimensions:</u>	134' X 150'
<u>Total sqft:</u>	20,122	<u>Annual rent:</u>	\$11.50sqft
<u>Parking:</u>	80 cars	<u>Zoning:</u>	M-4 Blue Ash
<u>Construction:</u>	Steel and brick	<u># of stories:</u>	One
<u>Electric power (Quantity):</u>	1600 amp, 120/208 3 phase, 4 wire	<u>Natural Gas:</u>	Yes
<u>Roof construction:</u>	TPO	<u>Rail access:</u>	No
<u>Truck docks</u>	Two	<u>Drive in doors:</u>	None
<u>Office space:</u>	Wall to Wall Carpet, acoustical ceiling, painted drywall		
<u>Restrooms:</u>	Two	<u>Sprinkler:</u>	Yes
<u>A.C.:</u>	Office/Warehouse	<u>Heating:</u>	Gas
<u>Drains:</u>	Yes	<u>Clearance:</u>	16'0" minimum
<u>Taxes:</u>	\$1.80 sqft (by tenant)	<u>Tax district:</u>	77- 3405
<u>Insurance:</u>	\$0.20 sqft (by tenant)		

Additional information:

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