

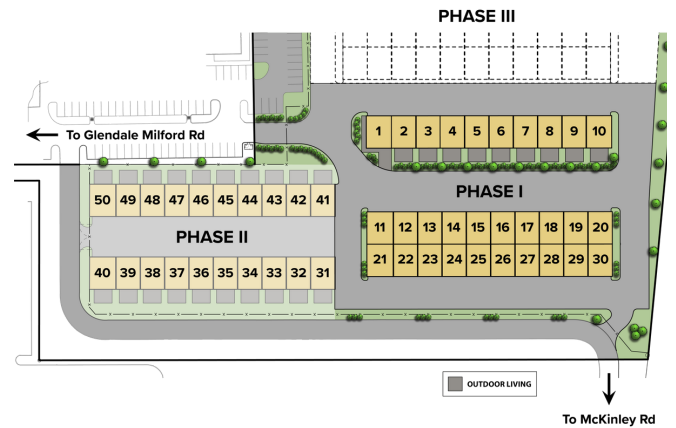
TORQUE

MOTOR SUITES

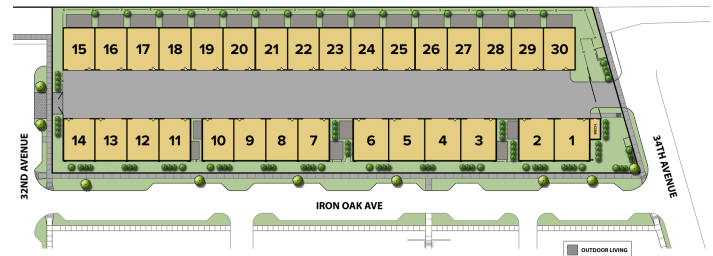
Available Now!
Open Tuesday 4 - 6PM Oakley
Open Saturday 10-11:30AM Blue Ash
**By Appointment*



BlueAsh | Prices Starting at \$395,000



Oakley | Prices Starting at \$399,900
Available For Lease \$4,000 Per Month



Listed by: Coldwell Banker Realty
Drew Homan | 513-240-1043 | drew@drewhoman.com

drew & ingrid
group





Oakley			Blue Ash		
Unit	Price	Specs	Unit	Price	Specs
1		SOLD / CLOSED	1		Club House
2		SOLD / CLOSED	2		SOLD / CLOSED
3	\$525,000.00	FULL Bath, Patio, 33 Foot Wide, 5 Upper Window, BigAss Fan, Garage Living Finished Floors (Furnished Option) NEW PRICE	3		SOLD / CLOSED
4	\$475,000.00	Half Bath, 3 Upper Front Facing 33 Foot Wide	4		SOLD / CLOSED
5	\$475,000.00	Half Bath, 3 Upper Front Facing 33 Foot Wide	5		SOLD / CLOSED
6		SOLD / CLOSED	6		SOLD / CLOSED
7		SOLD / CLOSED	7		SOLD / CLOSED
8	\$415,000.00	30 x 40 - Half Bath - 3 Upper Window (No Patio) NEW PRICE	8		SOLD / CLOSED
9		SOLD / CLOSED	9		SOLD / CLOSED
10	\$460,000.00	Half Bath, 5 Upper Windows, Side Patio (10 Foot) - 30 Foot Unit (NEW PRICE)	10		SOLD / CLOSED
11	\$500,000.00	FULL Bath, 5 Upper Windows, Side Patio (10 Foot) - 30 Foot Unit *NEW: Lower Bar, Stained/Polished Floor, Finished Mez Ceiling, Additional Lighting, + NEW PRICE	11		SOLD / CLOSED
12	\$399,900.00	30 x 40 - Half Bath - 3 Upper Window (No Patio) NEW PRICE	12		SOLD / CLOSED
13	\$399,900.00	30 x 40 - Half Bath - 3 Upper Window (No Patio) NEW PRICE	13		SOLD / CLOSED
14	\$450,000.00	End Unit - 30 x 40 - Half Bath - 5 Upper Window (No Patio) NEW PRICE	14		SOLD / CLOSED
15		SOLD / CLOSED	15		SOLD / CLOSED
16		SOLD / CLOSED	16		SOLD / CLOSED
17	\$435,000.00	FULL Bath w/ Patio + Finished Bathroom, Garage Living Flooring (Turn Key Unit) NEW PRICE	17		SOLD / CLOSED
18	\$415,000.00	Half Bath w/ Patio	18		SOLD / CLOSED
19	\$440,000.00	FULL Bath w/ Patio + Finished Bathroom, Garage Living Flooring (Turn Key Unit) NEW PRICE	19		SOLD / CLOSED
20		SOLD / CLOSED	20		SOLD / CLOSED
21	\$415,000.00	Half Bath w/ Patio	21		SOLD / CLOSED
22	\$415,000.00	Half Bath w/ Patio	22		SOLD / CLOSED
23		SOLD / CLOSED	23	\$395,000.00	Half Bath, Mez, 14ft Garage Door, Interior Unit
24	\$415,000.00	Half Bath w/ Patio	24	\$395,000.00	Half Bath, Mez, 14ft Garage Door, Interior Unit
25	\$415,000.00	Half Bath w/ Patio	25		SOLD / CLOSED
26	\$415,000.00	Half Bath w/ Patio	26	\$395,000.00	Half Bath, Mez, 14ft Garage Door, Interior Unit
27		SOLD / CLOSED	27	\$395,000.00	Half Bath, Mez, 14ft Garage Door, Interior Unit
28	\$432,000.00	Half Bath w/ Patio, Finished Floor, Big Ass Fan, Furnished Option NEW PRICE	28		SOLD / CLOSED
29		SOLD / CLOSED	29		SOLD / CLOSED
30	\$499,000.00	FULL Bath w/ XXL Patio, 4 Upper Windows, Plumbing Ready for Bar	30		SOLD / CLOSED
*** Please Note: ***	All pricing, terms, and information contained in this document are provided for informational purposes only and are subject to change at any time without notice. Pricing is not guaranteed and shall not be considered final or binding until a fully executed contract has been signed by all parties.			Drew Homan Coldwell Banker Realty 513-240-1043 drew@drewhoman.com	

NOW OPEN

CALL TO RESERVE YOUR SUITE TODAY!

4477 34th Avenue
Cincinnati, OH 45209

TORQUE

MOTOR SUITES



Give your passion the home it deserves at Torque Three Oaks

Torque Motor Suites offers private, luxury units designed for individuals to store their prized possessions and unwind. The possibilities are endless - whether it's a sanctuary for a car collection, a home office, a "post-retirement HQ," or an entertainment space, you can make it your own.



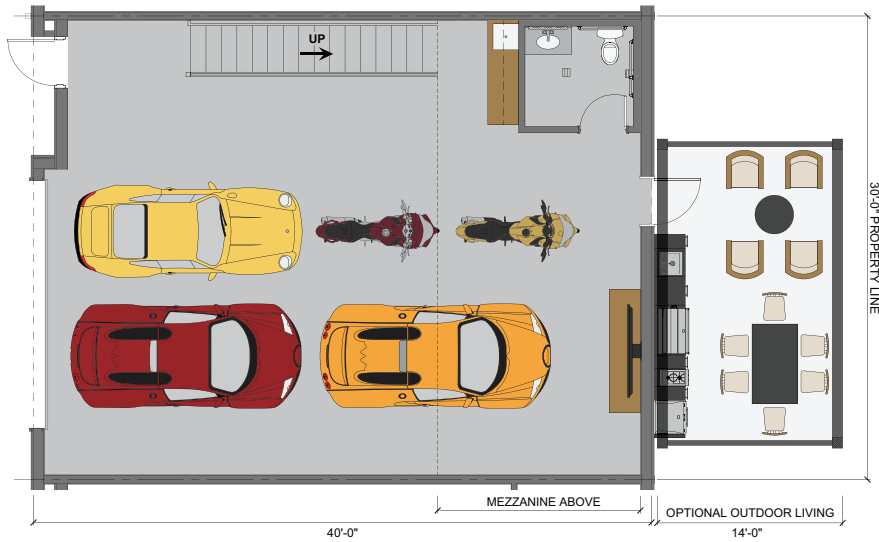
GET IN TOUCH • www.torquesuites.com

drew@drewhoman.com | (513) 240-1043

DEVELOPED BY



Typical Units are 1,600 Sq. Ft. (30' wide x 40' deep) including a +/- 400 Sq. Ft. mezzanine



STANDARD AMENITIES

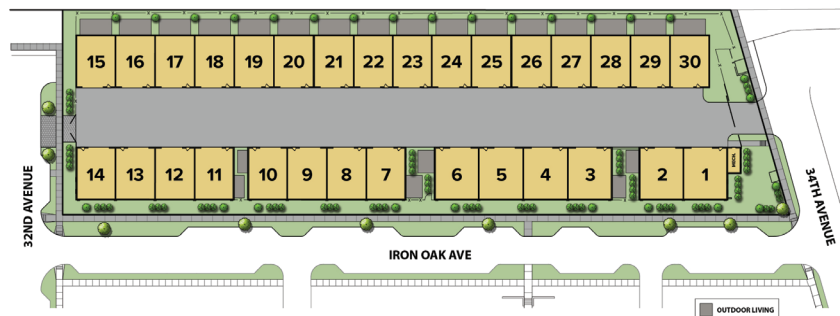
- Private, climate-controlled suites
- Second-floor mezzanine
- Bathroom (showers in select units)
- Minimum 18' interior ceiling height
- 16' W x 14' (or 12') H remote-operated insulated garage door
- LED lighting fixtures
- Insulated walls & ceilings
- Man door
- 125 AMP electric service
- Plumbing rough-in

OPTIONAL AMENITIES

- Private outdoor patio / entertainment / grilling area
- Specialty flooring
- Bar cabinetry with sink
- Security system
- Industrial ceiling fan

The site is situated 1.5 miles from I-71 and conveniently located in the heart of Oakley and nearby neighborhoods. Torque is the perfect space solution for collectors and enthusiasts alike.

Torque is a secure gated community and offers owners the ability to customize their spaces to fit their specific needs and individual tastes. Torque isn't just a place for cars. Whether it's your boat, art collection, or simply a haven from home, *Torque is the place for you.*

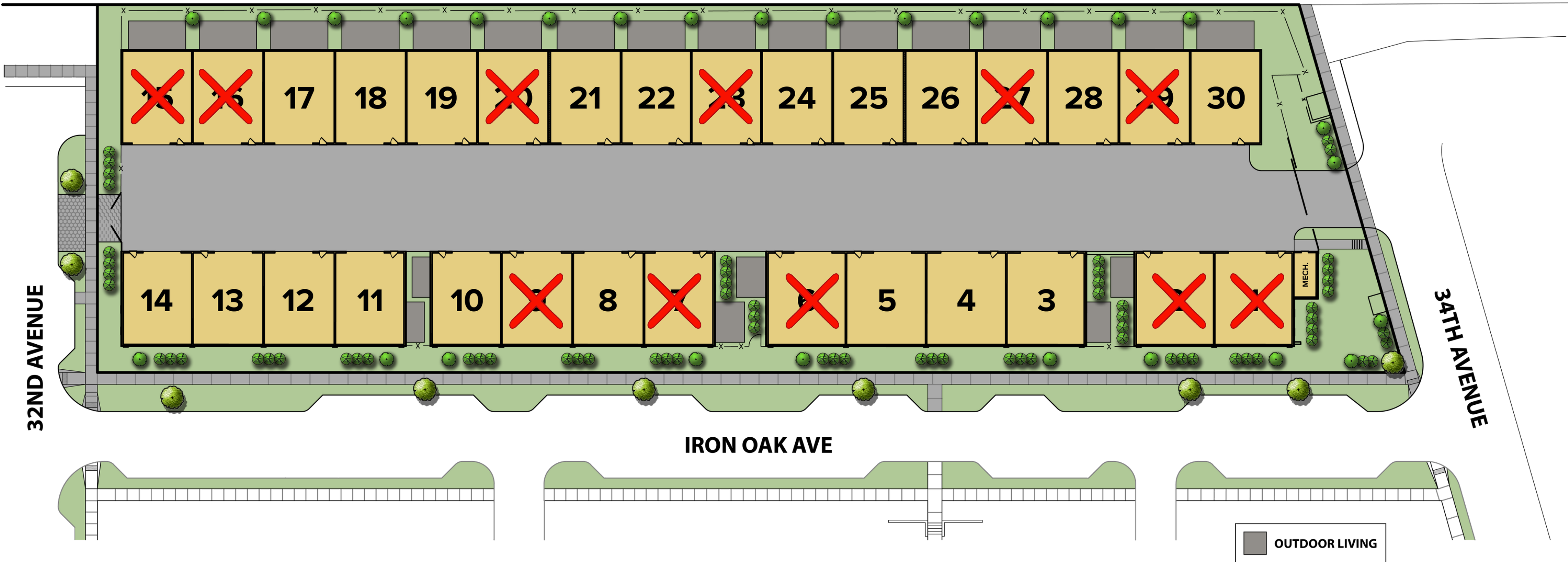


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AVAILABLE NOW!

4310 Glendale Milford Road
Blue Ash, OH 45242

TORQUE

MOTOR SUITES



Give your passion the home it deserves at Torque Blue Ash

Torque Motor Suites offers private, luxury units designed for individuals to store their prized possessions and unwind. The possibilities are endless - whether it's a sanctuary for a car collection, a home office, a "post-retirement HQ," or an entertainment space, you can make it your own.

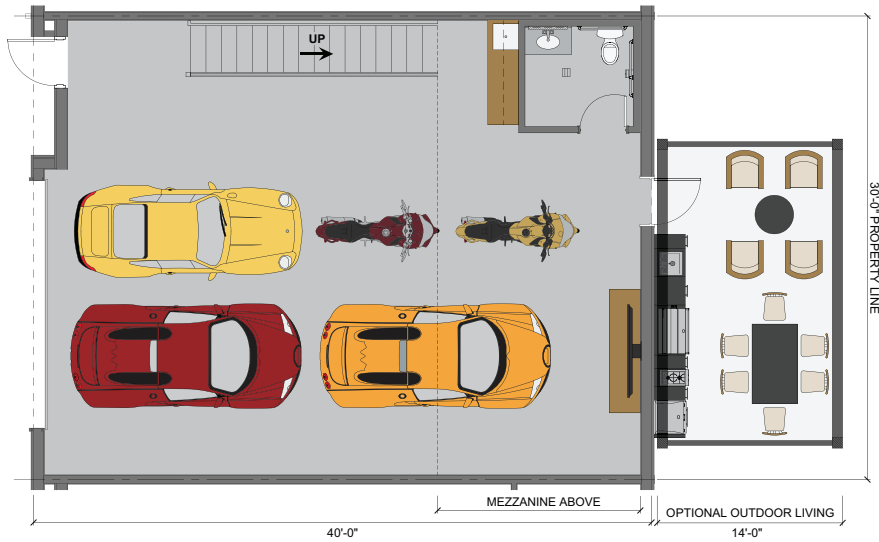


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 **NEYER**
PROPERTIES

Typical Units are 1,600 Sq. Ft. (30' wide x 40' deep) including a +/- 400 Sq. Ft. mezzanine



STANDARD AMENITIES

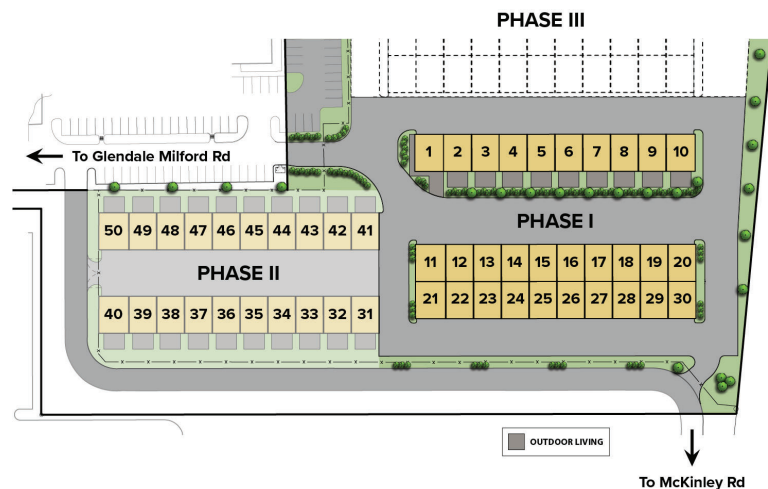
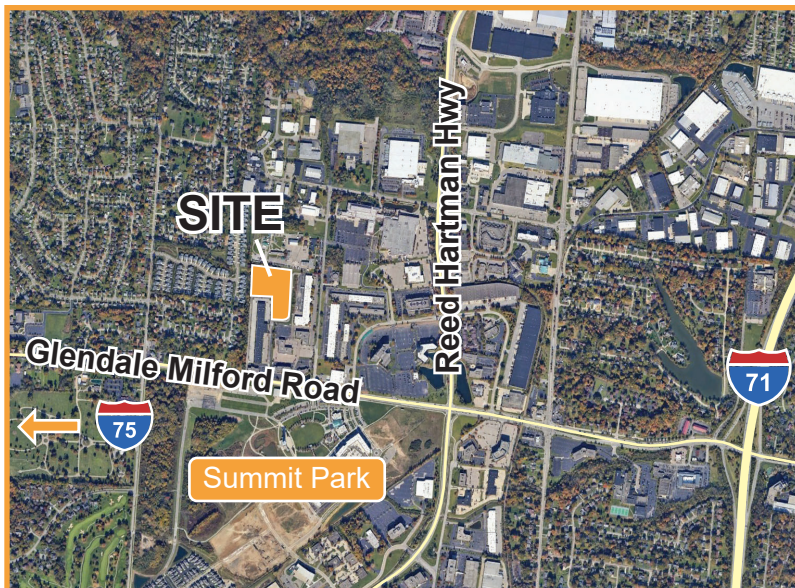
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- Bathroom (showers in select units)
- Minimum 18' interior ceiling height
- 16' W x 14' (or 12') H remote-operated insulated garage door
- LED lighting fixtures
- Insulated walls & ceilings
- Man door
- 125 AMP electric service
- Plumbing rough-in

OPTIONAL AMENITIES

- Private outdoor patio / entertainment / grilling area
- Second-floor mezzanine
- Specialty flooring
- Industrial ceiling fan (Big Ass Fan)

Conveniently located in Blue Ash, across from Summit Park and less than 2.5 miles from both I-71 & I-75, Torque is the perfect space solution for collectors and enthusiasts alike.

Torque is a secure gated community and offers owners the ability to customize their spaces to fit their specific needs and individual tastes. Torque isn't just a place for cars. Whether it's your boat, art collection, or simply a haven from home, *Torque is the place for you.*



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PROPERTIES

PHASE III

← To Glendale Milford Rd

50 49 48 47 46 45 44 43 42 41

PHASE II

40 39 38 37 36 35 34 33 32 31

PHASE I

~~1~~ ~~2~~ ~~3~~ ~~4~~ ~~5~~ ~~6~~ ~~7~~ ~~8~~ ~~9~~ ~~10~~

~~11~~ ~~12~~ ~~13~~ ~~14~~ ~~15~~ ~~16~~ ~~17~~ ~~18~~ ~~19~~ ~~20~~

~~21~~ ~~22~~ ~~23~~ 24 ~~25~~ 26 27 ~~28~~ ~~29~~ ~~30~~

 OUTDOOR LIVING

↓ To McKinley Rd