



4585 CORNELL RD.

BLUE ASH, OH 45241

AVAILABLE FOR SALE OR LEASE

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PROPERTY HIGHLIGHTS

31,100 SqFt

- Located in City of Blue Ash minutes to I-71 at Pfeiffer Rd. I-75 at Sharon Rd. and I-275 at Reed Hartman Highway
- Two (2) docks and One (1) drive-in door
- 480-volt, 3-phase, 600 amps including back-up generator
- 0.50 acre fenced and gated outdoor storage area
- Building addition, office remodel, and parking expansion in 2020/2021
- Floor drains in warehouse and exhaust fans
- Zoning: [BAN - Blue Ash North](#)
- Availability: Q3 2027 and master lease through 6/30/2031 – Current tenant expanding and relocating in Blue Ash
- Sublease Rate: \$9.95/SqFt NNN
- Asking price: \$5,400,000 (\$175/SqFt)

 [CLICK HERE FOR AERIAL VIDEO](#)

PROPERTY DETAILS

Total SqFt:	31,100
Warehouse SqFt:	Approximately 16,100 SqFt
Office SqFt:	Approximately 15,000 SqFt
Acreage:	3.094 acres
Clear Height:	14'-23'
Year Built:	1966 and expansion/remodel in 2020/2021
Type Construction:	Metal, block/masonry, and steel; fully insulated
Lighting:	T-5 flourscent and LED's
Column Spacing:	Clear span
Dock door:	Two (2) - 10'x10' with seal and leveler and 12'x12'
Drive-in door:	One (1) - 14'x14'
Sprinkler:	Ordinary hazard wet system
Electrical Service:	480-volt, 3-phase, 600 amps
Heat:	100% HVAC in office area and natural gas-fired unit heaters in warehouse
Roof:	Rubber and metal
Parking Lot:	100+ spaces
Restrooms:	Three (3) sets
Hamilton County Parcel ID's:	https://wedge1.hcauditor.org/view/re/6120170011100/2026/summary

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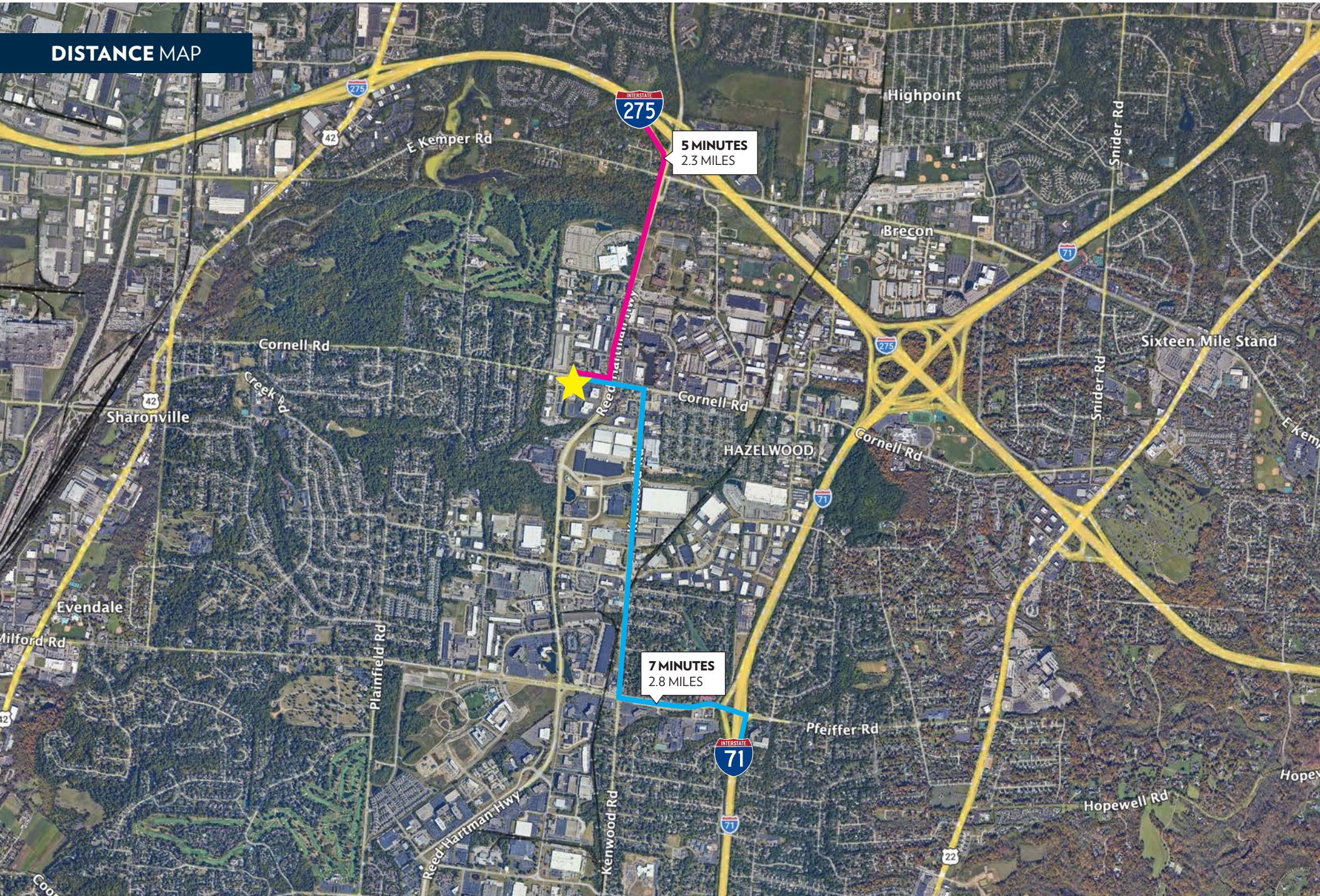
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DISTANCE MAP



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PARCEL OUTLINE



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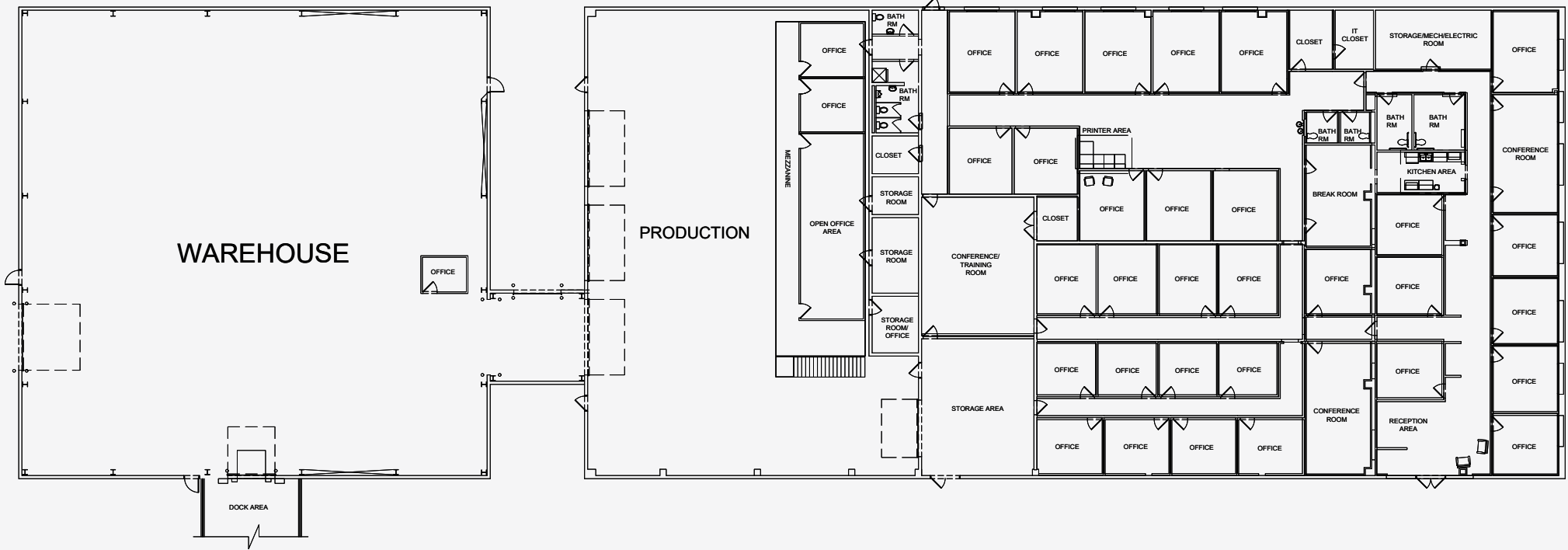
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FLOOR PLAN



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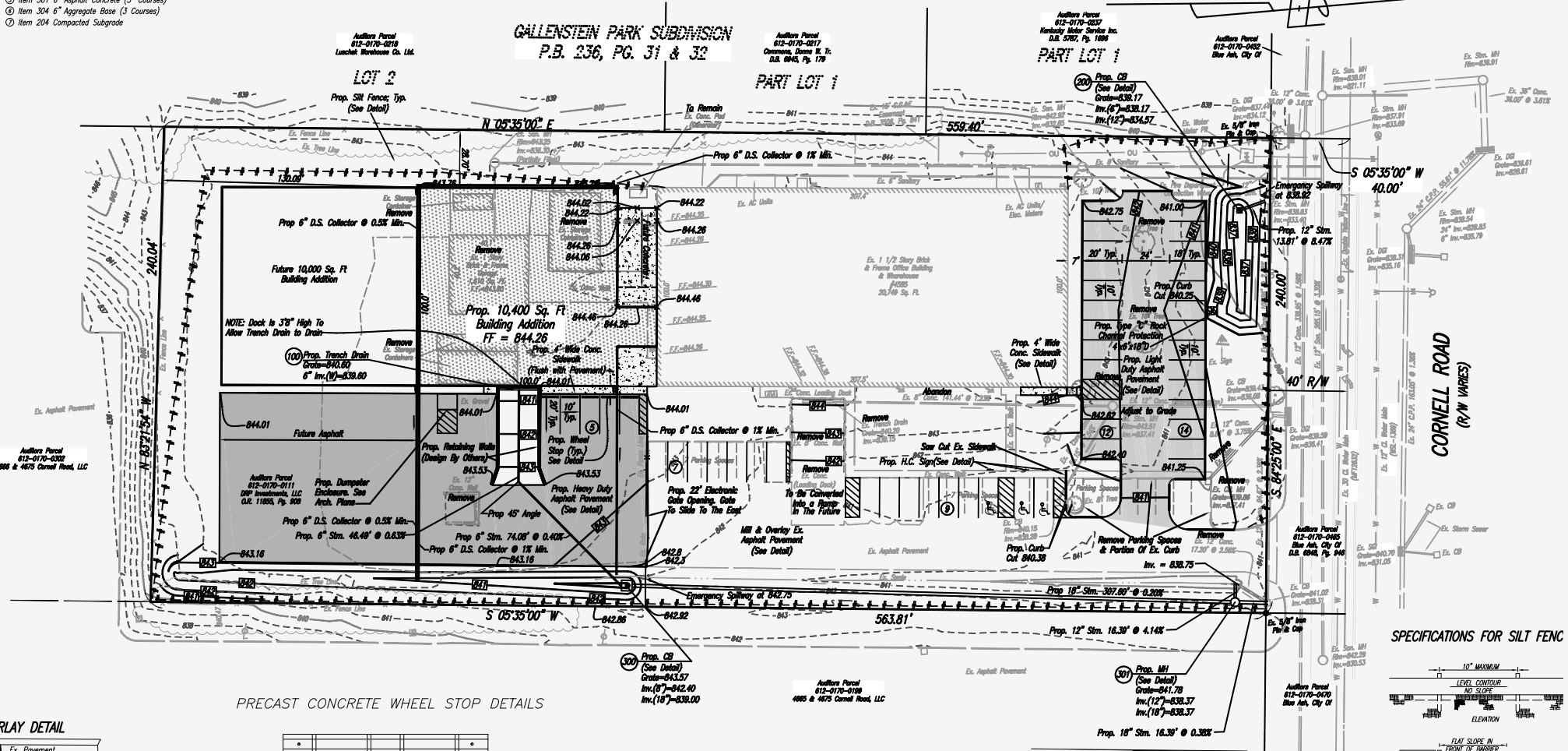


SITE PLAN

- ① Item 448 1 1/2" Asphalt Concrete Surface Course, Type 1 (PG 64-22)
- ② Item 407 Tack Coat (0.75 SF/Gal)
- ③ Item 448 1 3/4" Asphalt Concrete Intermediate Course, Type 1 (PG 64-22)
- ④ Item 407 Tack Coat (0.5 SF/Gal)
- ⑤ Item 301 6" Asphalt Concrete (3" Courses)
- ⑥ Item 304 6" Aggregate Base (3 Courses)
- ⑦ Item 204 Compacted Subgrade

NORTH BASED ON A RANDOM BEARING SYSTEM RELATIVE TO THE EXISTING DEED OF RECORD AS RECORDED IN D.B. 4370, PG. 476 OF THE HAMILTON COUNTY, OHIO RECORDS.

VICINITY MAP

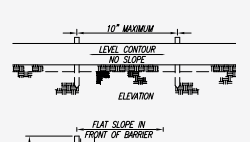


PRECAST CONCRETE WHEEL STOP DETAILS

ERLAY DETAIL

Ex. Pavement				
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SPECIFICATIONS FOR SILT FENCE



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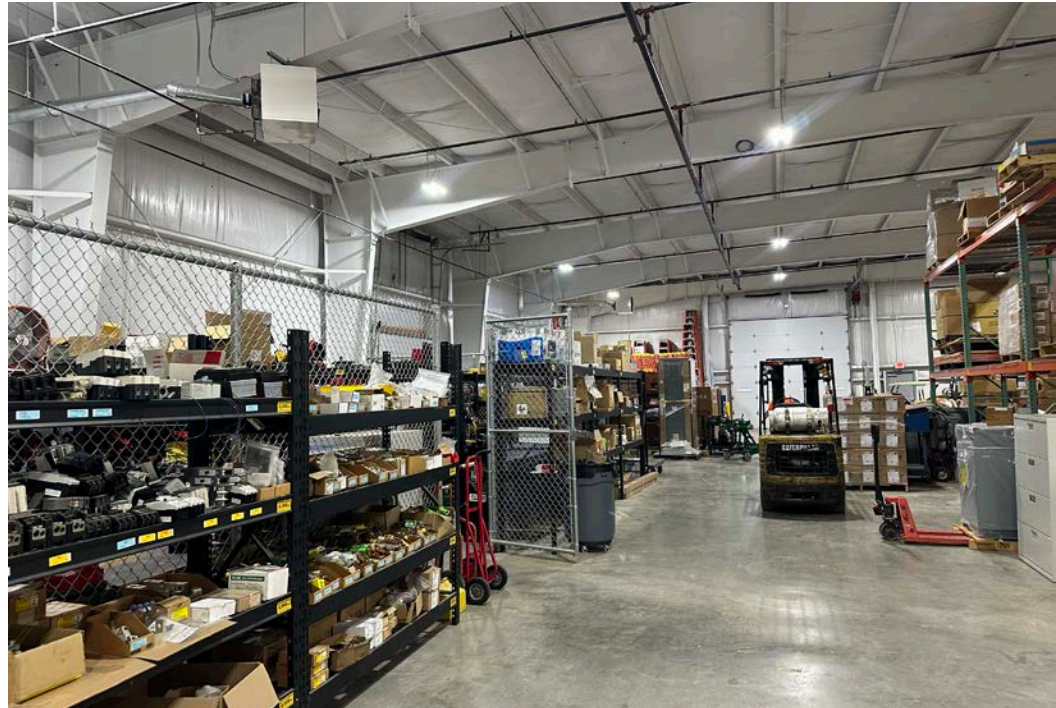
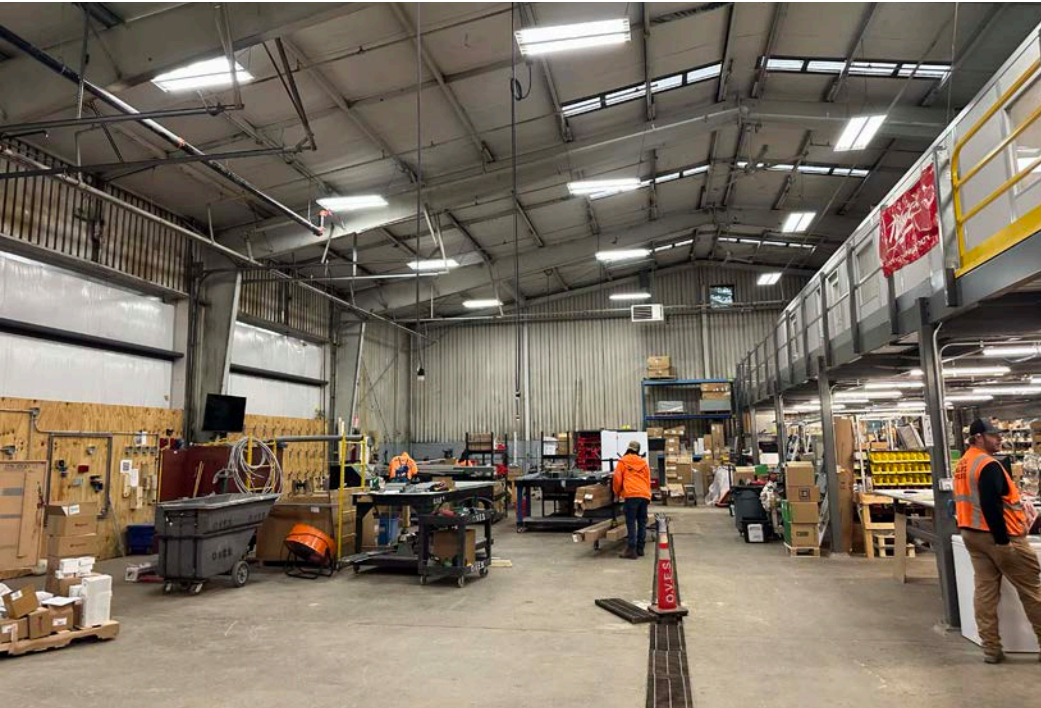
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