



≈33,698 SF OFFICE / WAREHOUSE
FOR LEASE

PROMOTIONAL LEASE PROGRAM

For Qualified Tenants Only

Special Introductory Rental Rate:

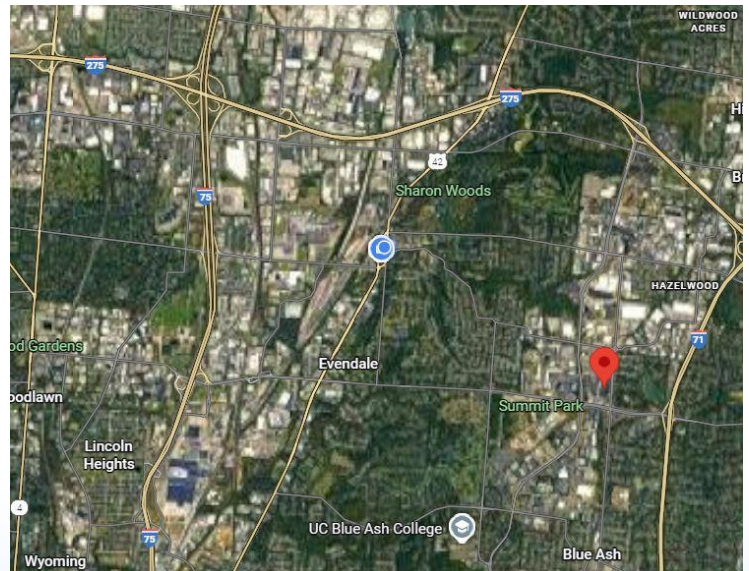
Months 1-6:
\$6.00 PSF NNN

Months 7-12:
Market Rate Adjustment

Target Long-Term Rate:
\$7.25 PSF - \$8.00 PSF NNN

Additional Incentives:

- Early occupancy available
- Flexible lease term structures
- Expansion options available
- Limited free rent available for qualified tenants
- Warehouse and office space available
- Immediate occupancy possible
- Existing improvements available
- Competitive operating expenses



4750 Lake Forest Drive

Blue Ash, Ohio 45242

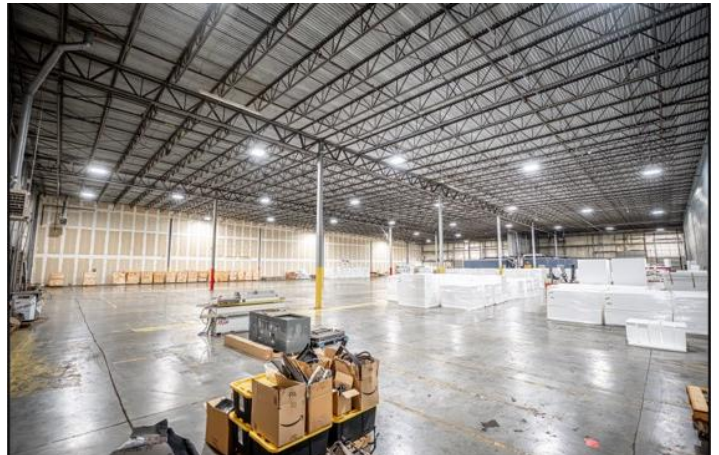
PROPERTY SPECIFICATIONS

Location	4750 Lake Forest Drive, Blue Ash, Ohio - Hamilton County, Ohio
Available SF	≈33,698 SF / Office - 1,598 SF / Warehouse - 32,100 SF
Construction	Concrete Block / Metal
Year Built:	1981
Drive-in Door	One (1) Ramped (12' x 14')
Dock Doors	Six (6); two (2) with Levelers (9' x 10')
Truck Court	70' Asphalt
Clear Height	23' – 27'
Parking	Shared
Lighting	LED Lighting with Motion Sensors
Roof	Standing Seam Metal Panel
Column Spacing	40' x 50'
Sprinklered:	Wet System
HVAC	Gas-Fired Unit Heaters
Electric	120/280 Volt / 400 Amp / 3-Phase



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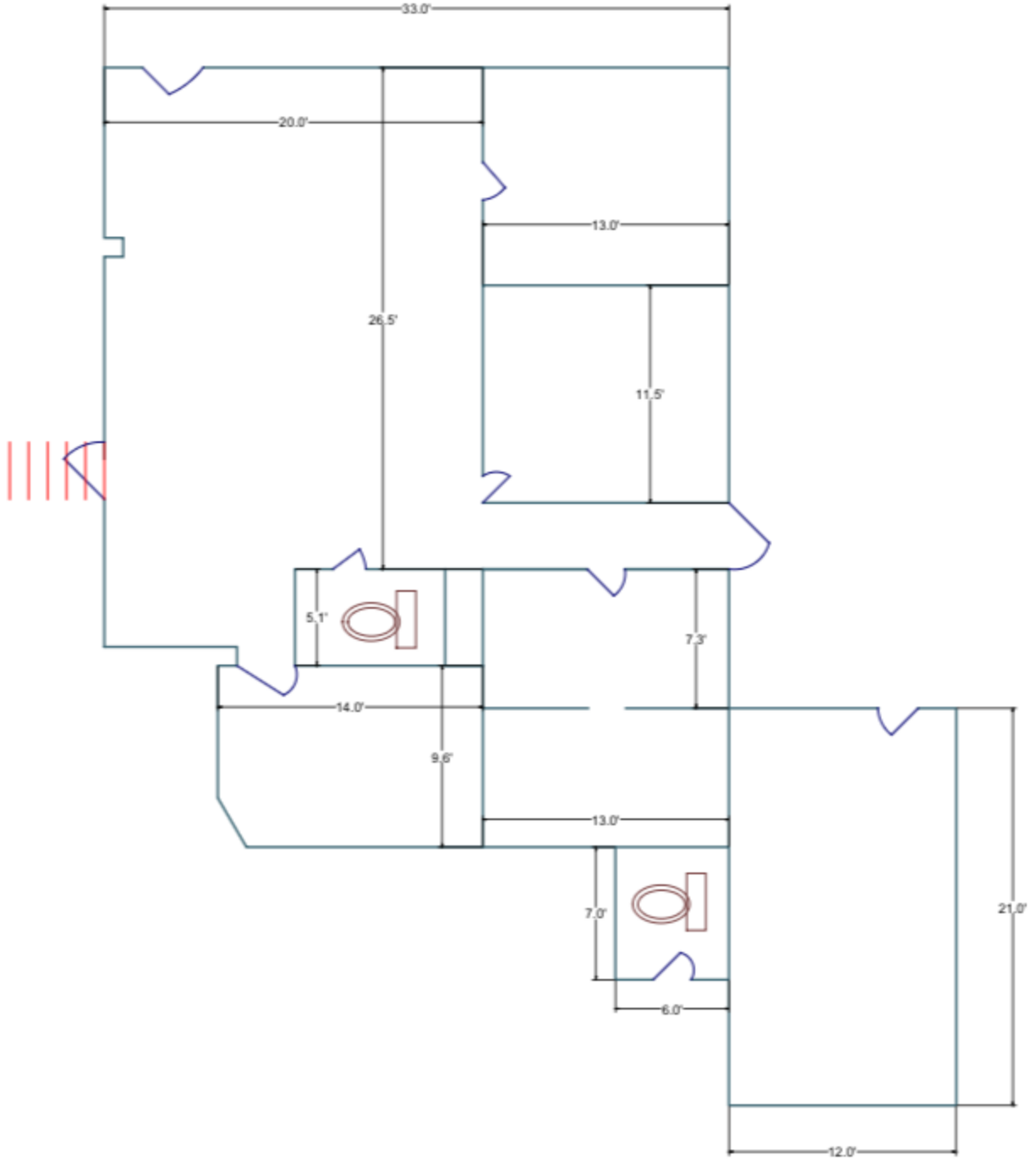
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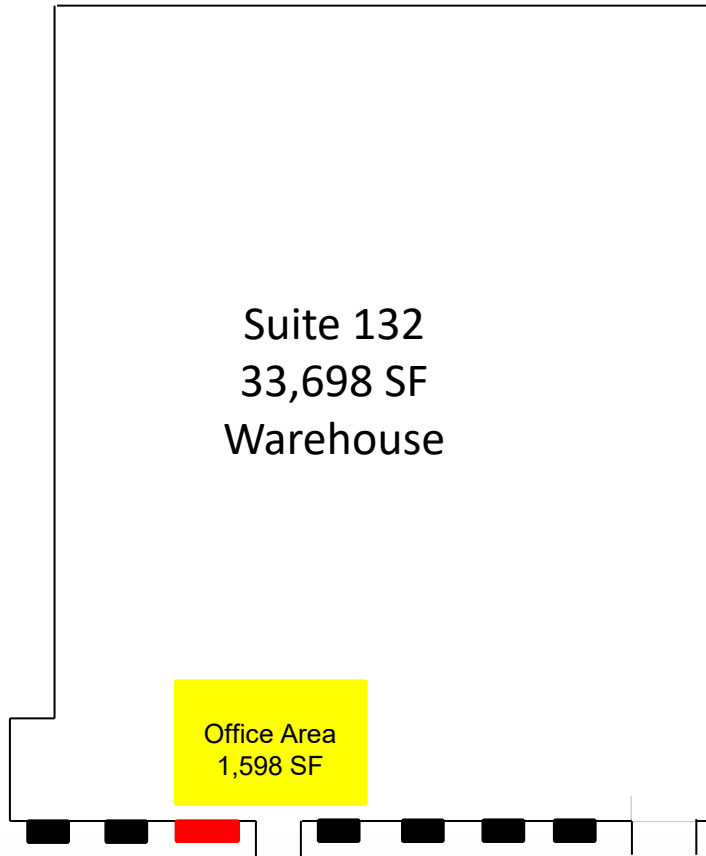
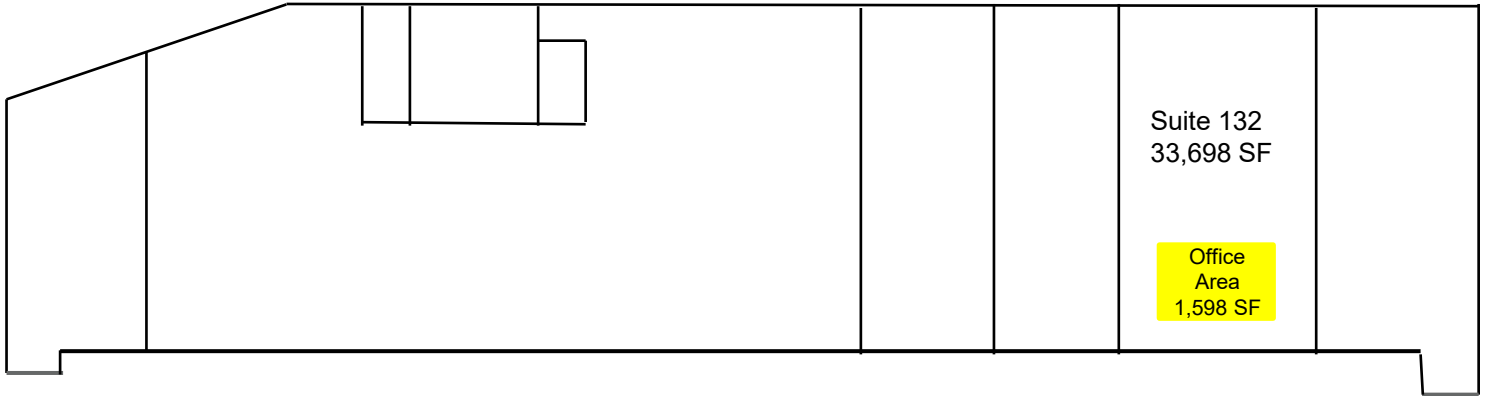
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Office Area (Not To Scale)



4750 Lake Forest Drive

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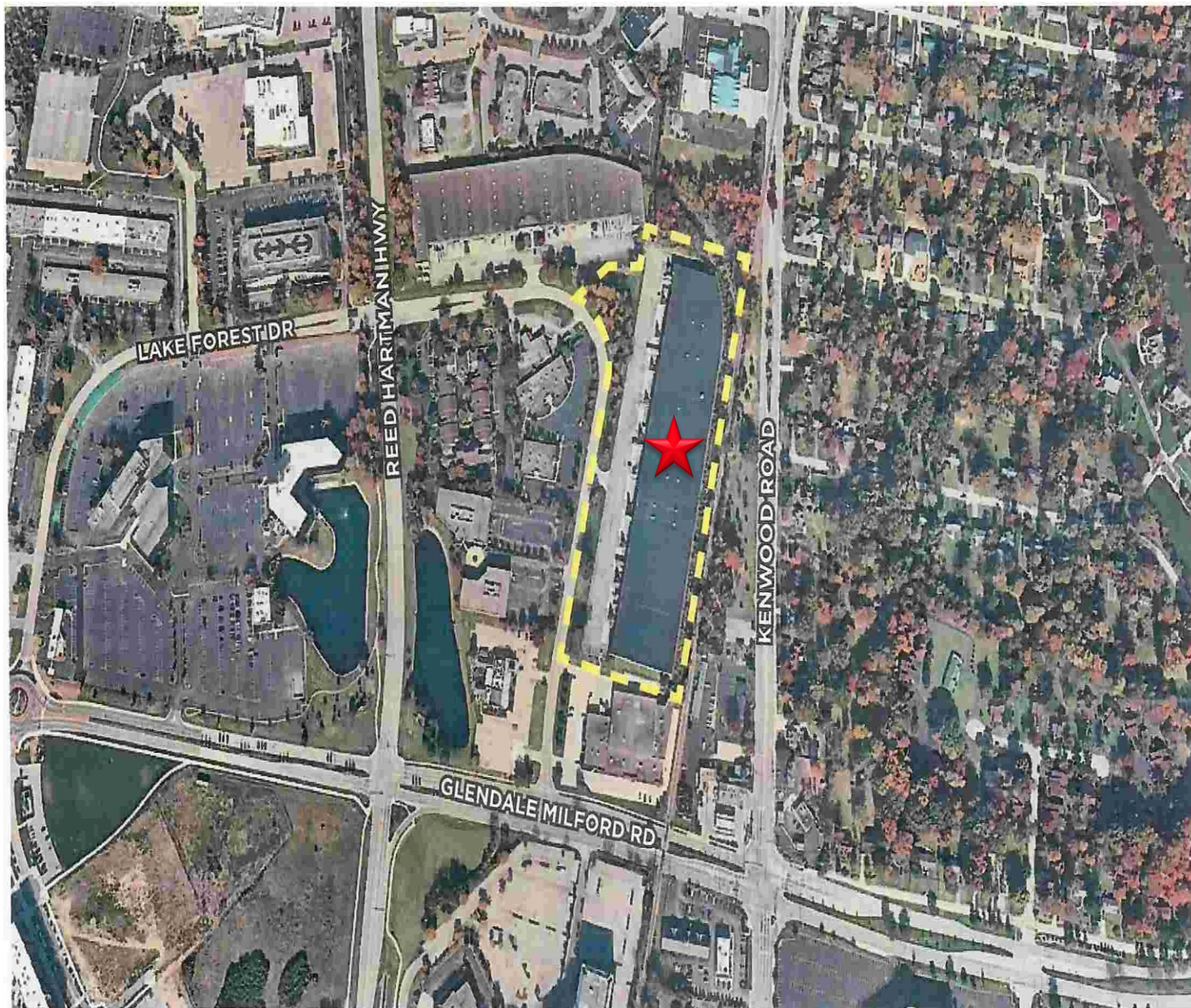


-  Dock Door
-  Drive-in Door



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