

Industrial/Office Space for Lease

Blue Ash, Ohio



FEATURES

- **11,159 Total SF**
- 9,809 SF office
- 1,350 SF warehouse
- 2.136 acres
- 18' - 20' clearance height
- (2) drive-in doors
- (1) truck dock
- 100% heat & air conditioned

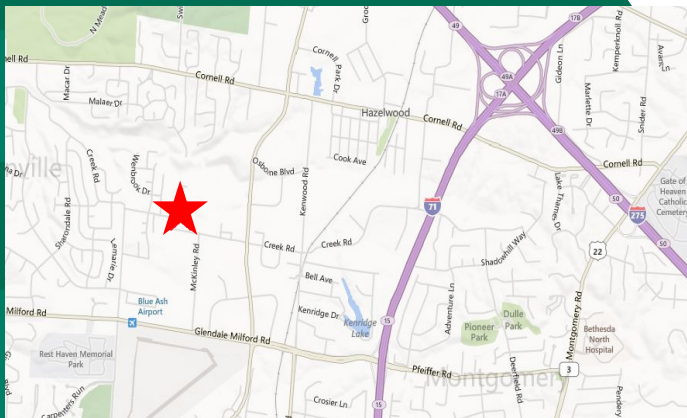
LOCATION

**4362 Creek Road
Blue Ash, OH 45241
Hamilton County**



CONTACT

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4362 Creek Road

Address/City/County:	4362 Creek Road Blue Ash/Hamilton County
Square Footage:	11,159 Total SF
Office Area:	9,809 SF
Warehouse Area:	1,350 SF
Land Size:	2.136 Acres
Date of Construction:	1973
Type of Construction:	Concrete block and metal
Zoning:	M-1
Clearance Height:	18'-20'
Floor:	Concrete
Drive In Doors:	(2) 12' x 10'
Truck Docks:	(1) 8' x 8'
Sprinkler:	Yes
Lighting:	Strip fluorescent lights
Parking:	30+ Vehicles
Electric:	240 volt 1 phase
Heat & A/C:	100% heat and air conditioned
Miscellaneous:	Skylights, Security cameras.
Lease Rate:	\$8.75 PSF NNN 2017 operating expenses budgeted at \$3.09 plus utilities and janitorial.



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FOR MORE INFORMATION, CONTACT

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