



## 10900 KENWOOD RD, BLUE ASH, OH 45242

### PROPERTY DETAILS

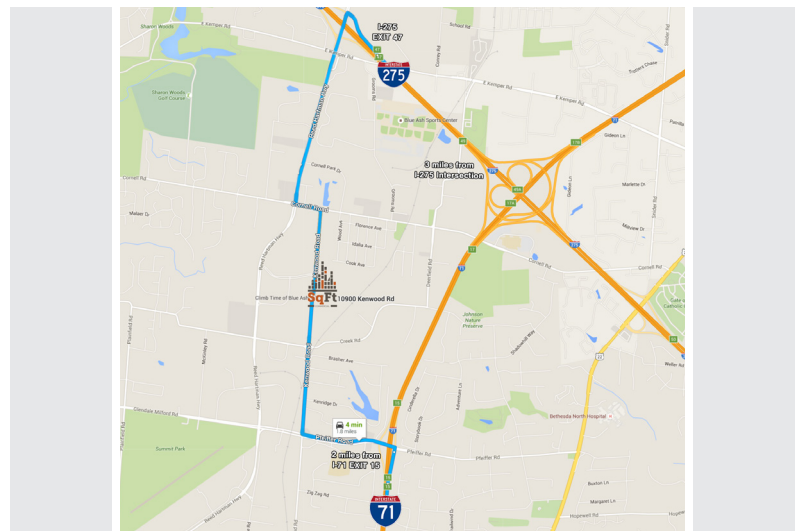


**140,746 SqFt**  
(541'X260')  
AVAILABLE



**Office SqFt:**  
Built-to-Suit

<b>Acreage:</b>	30 +/-
<b>Clear Height:</b>	32'
<b>Year Built:</b>	2017
<b>Construction:</b>	Pre-Cast Concrete w/steel joist
<b>Lighting:</b>	LED high-bay's with motion sensors
<b>Column Spacing:</b>	50' x 54' (60' staging bay)
<b>Dock Doors:</b>	Ten (10) - 9'x10' with 40,000lb mechanical pit levelers. Additional 13 dock doors available
<b>Drive-in Doors:</b>	One (1) - 12'x16' grade level with electric motor
<b>Floor Thickness:</b>	7" unreinforced concrete
<b>Roof:</b>	TPO Rhinobond 45mil R20
<b>Sprinkler:</b>	ESFR
<b>Electrical Service:</b>	3-phase, 1,600 amps, 480 volts
<b>Heat:</b>	80/20 Make-Up Air Units
<b>Truck Court:</b>	130'
<b>Trailer Parking:</b>	Potential for 56 (additional spaces against building)
<b>Car Parking:</b>	141 with expansion available



### PROPERTY HIGHLIGHTS

- Ready to occupy
- Excellent Interstate Access
- Rare City of Blue Ash Location
- Excellent Amenities Nearby
- M-4 Zoning
- Divisible to 84,240 SqFt



[CLICK HERE FOR AERIAL VIDEO](#)



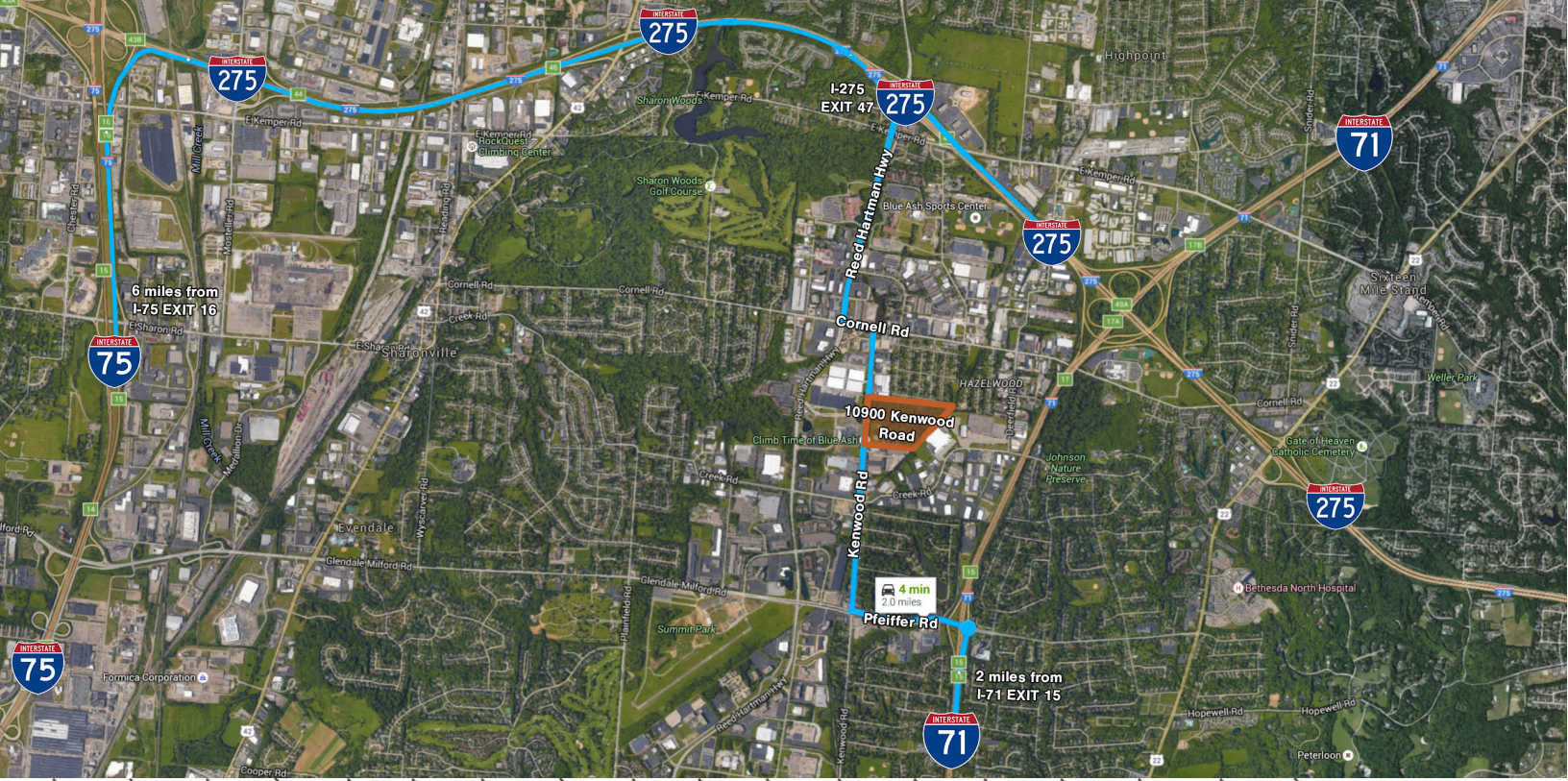
## CONSTRUCTION PROGRESS PHOTOS - SEPTEMBER 2017



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Blue Ash, OH	114	95	116	237	257	277	301	353	395	475	495	490	561	635	625	678	817	871



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