

# Office Warehouse For Lease

# Cornell Office Warehouse Park



## LOCATION:

**11240-11260 Cornell Park Drive  
Blue Ash, OH 45242  
180,000 Total SF**

## FEATURES:

- 1,357 SF - 21,653 SF Available
- Excellent Blue Ash Location
- Dock and Drive-In
- Convenient Interstate Access



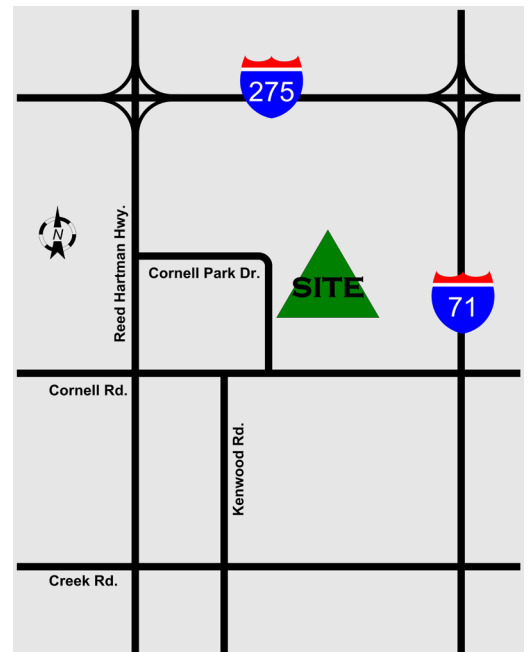
## CONTACT:

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# Cornell Office Warehouse Park

<b>Address/City/County:</b>	11240-11260 Cornell Park Drive/Blue Ash/Hamilton
<b>Total Building Size:</b>	186,000 SF
<b>Typical Bay Size:</b>	2,400 SF (80' x 30')
<b>Current Availabilities:</b>	1,357 SF (500 SF office, (1) dock) - \$9.50/SF MG 2,300 SF (2,000 SF office, (1) drive-in) - \$9.25/SF MG 2,580 SF (office to suit, (1) dock) - \$8.50/SF MG 3,000 SF (2,250 SF office, (1) dock) - \$8.50/SF MG LEASED 3,036 SF (1,200 SF office, 100% A/C, dock & drive-in) LEASED 4,157 SF (2,000 SF office, (2) docks) - \$8.25/SF MG LEASED 4,670 SF (1,270 SF office, (1) drive-in & (2) docks) - \$8.50/SF MG LEASED 4,701 SF (700 SF office, 100% A/C, (2) docks & (1) drive-in) 5,400 SF - (5,000 office, 100% A/C) \$8.75/SF MG 21,653 SF - (15,000 SF office, docks and drive-in access) - \$9.25/SF MG
<b>Type of Construction:</b>	Block and steel with decorative wood and glass facade
<b>Zoning:</b>	Light Industrial
<b>Clearance Height:</b>	14.5'
<b>Electric:</b>	1 and 3 phase, 208-480 volt
<b>HVAC:</b>	Forced air (office), suspended gas units (warehouse)
<b>Lighting:</b>	Florescent and metal halide
<b>Overhead Doors:</b>	(1) per bay
<b>Sprinkler:</b>	Wet system



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## FOR MORE INFORMATION, CONTACT

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