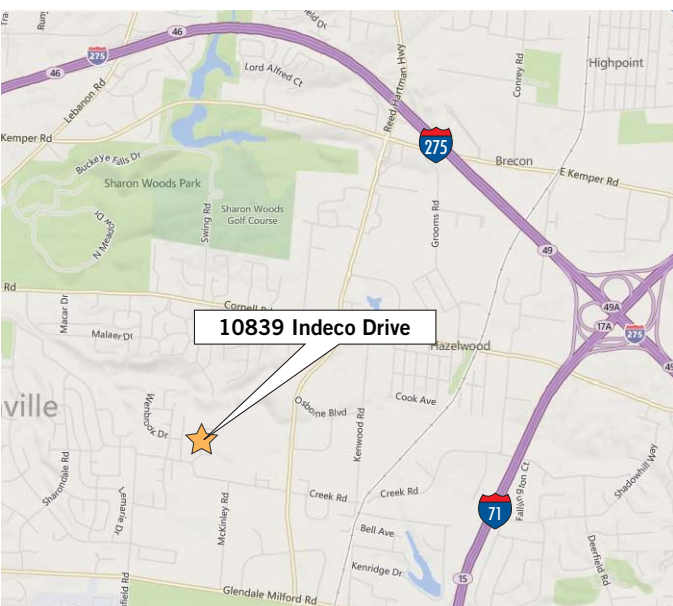




For Sale or Lease in Blue Ash



- 9,366 SF available
- 7,000 SF air-conditioned office
- 2,366 SF warehouse
- 1.212 acres
- Expandable
- Well maintained building in desirable Blue Ash
- Easy access to I-71 & I-275
- New roof (2012)

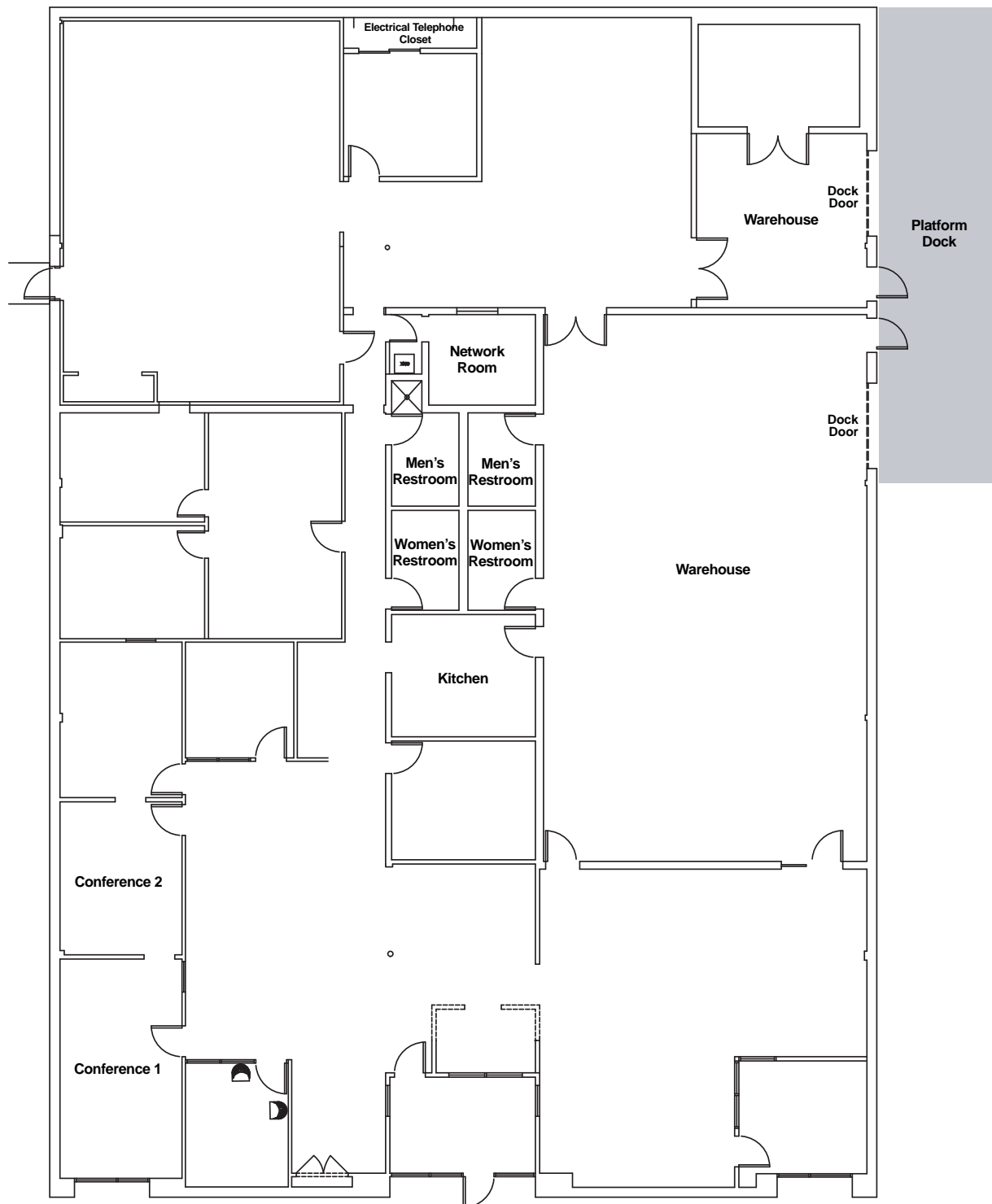
For more information, contact:

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Floor Plan



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Specifications

Total Available:	9,366 SF	Dock Doors:	Two (2) platform
Office Area:	7,000 SF	Lighting:	Fluorescent
Warehouse Area:	2,366 SF	HVAC:	
Land Area:	1.212 acres	Office:	Air-conditioned
Year Built:	1980	Warehouse:	Gas forced air units
Construction Type:	Brick and block	Electric:	200 amp; 240 volt; three phase
Roof:	Pre-engineered metal roof; installed in 2012. 15-year warranty	Zoning:	M-2, General Industrial
Ceiling Height:	12'	Miscellaneous:	Well maintained building Desirable location Expandable
		Operating Expenses:	\$1.15/sf/year
		Lease Rate:	\$6.95/SF NNN
		Sale Price:	\$549,000 (\$58.62/SF)

Aerial



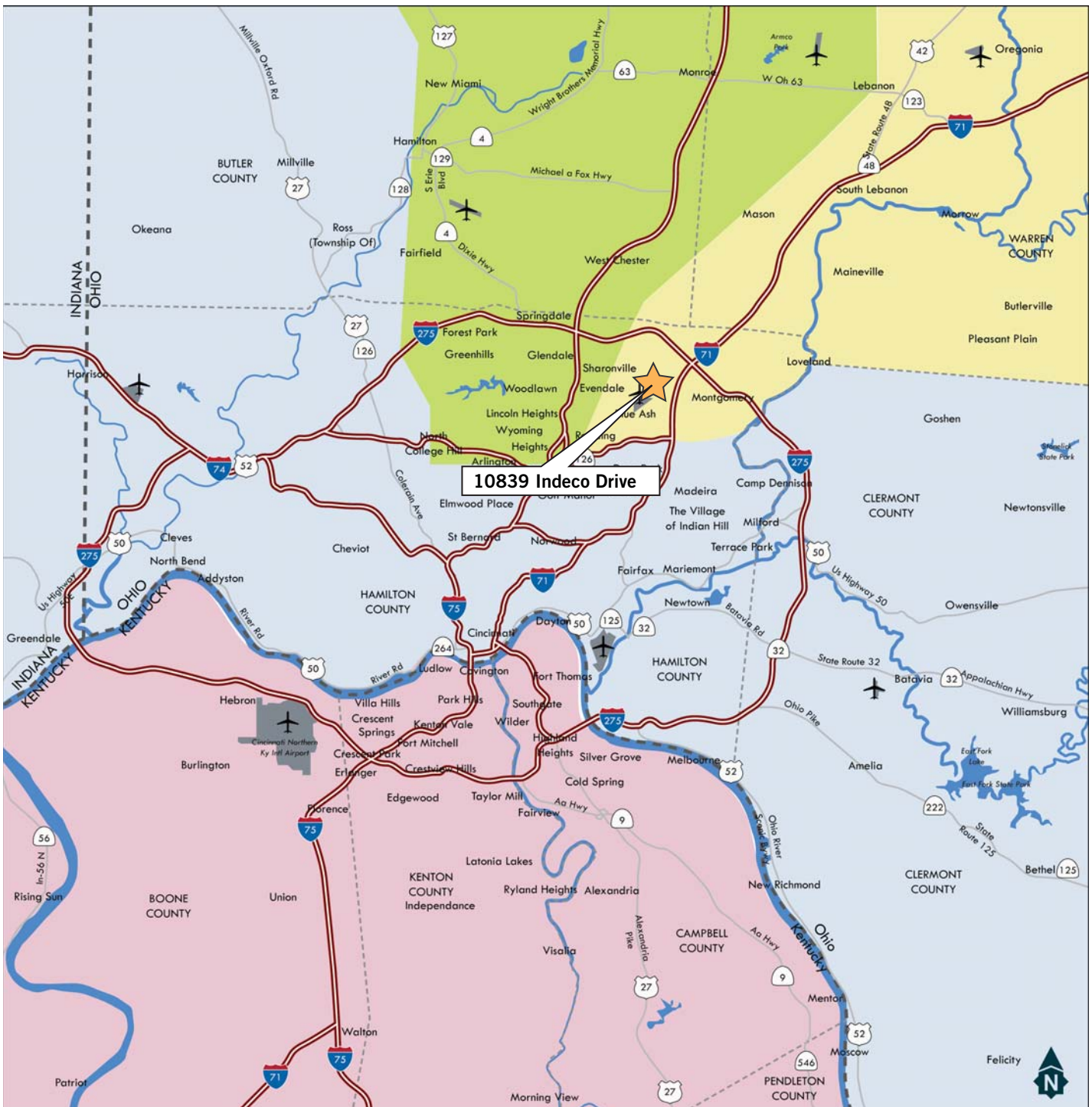
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Regional Map



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