

**UNDER RENOVATION**

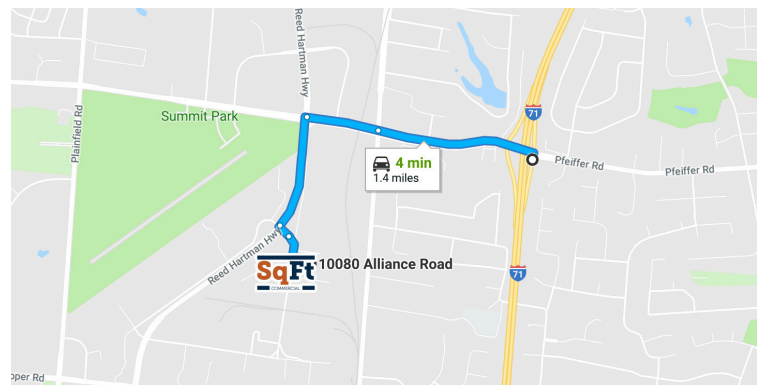


**10080 ALLIANCE RD, CINCINNATI, OH 45242 – HAMILTON COUNTY**  
AVAILABLE FOR LEASE

**PROPERTY HIGHLIGHTS**

 **40,947 SqFt**

- Located in City of Blue Ash minutes to I-71,75, and 275
- Building has new ownership and full remodel (details available) underway to be completed Q2 2019
- Surplus acreage/parking area in rear



**PROPERTY DETAILS**

|                           |   |
|---------------------------|---|
| <b>Total SqFt:</b>        | 40,947                                  |
| <b>Warehouse SqFt:</b>    | 37,760                                  |
| <b>Office SqFt:</b>       | 3,187                                   |
| <b>Acreage:</b>           | 5.5 acres                               |
| <b>Clear Height:</b>      | 18'-23'                                 |
| <b>Year Built:</b>        | 1979                                    |
| <b>Type Construction:</b> | Concrete Block and Pre-Engineered Metal |
| <b>Lighting:</b>          | Metal Halide                            |
| <b>Column Spacing:</b>    | 58'x26'                                 |
| <b>Dock doors:</b>        | Six (6); 5 - 8'x10' and 1 - 12'x14'     |
| <b>Drive-in door:</b>     | Three (3); 2 - 12'x14' and 1 - 18'x16'  |
| <b>Sprinkler:</b>         | Yes - Wet System                        |

 **CLICK HERE FOR AERIAL VIDEO**

|                                   |  |
|-----------------------------------|--|
| <b>Electrical Service:</b>        | 480Volt/3phase/2,000+amps (750 KVA Transformer)                      |
| <b>Heat:</b>                      | Natural gas infrared heaters   |
| <b>Roof:</b>                      | Metal and membrane   |
| <b>Truck court:</b>               | Asphalt: 130'+   |
| <b>Parking Lot:</b>               | Asphalt: 25+ spaces  |
| <b>Floor:</b>                     | 7" slab over 5" of compacted gravel                                  |
| <b>Restrooms:</b>                 | One (1) set in office and One (1) lockerroom/ restrooms in warehouse |
| <b>Annual Property Taxes:</b>     | \$18,510 (\$0.45/SqFt)   |
| <b>Hamilton County Parcel ID:</b> | 612-0120-0071-00   |

INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | [SQFTCOMMERCIAL.COM](http://SQFTCOMMERCIAL.COM)



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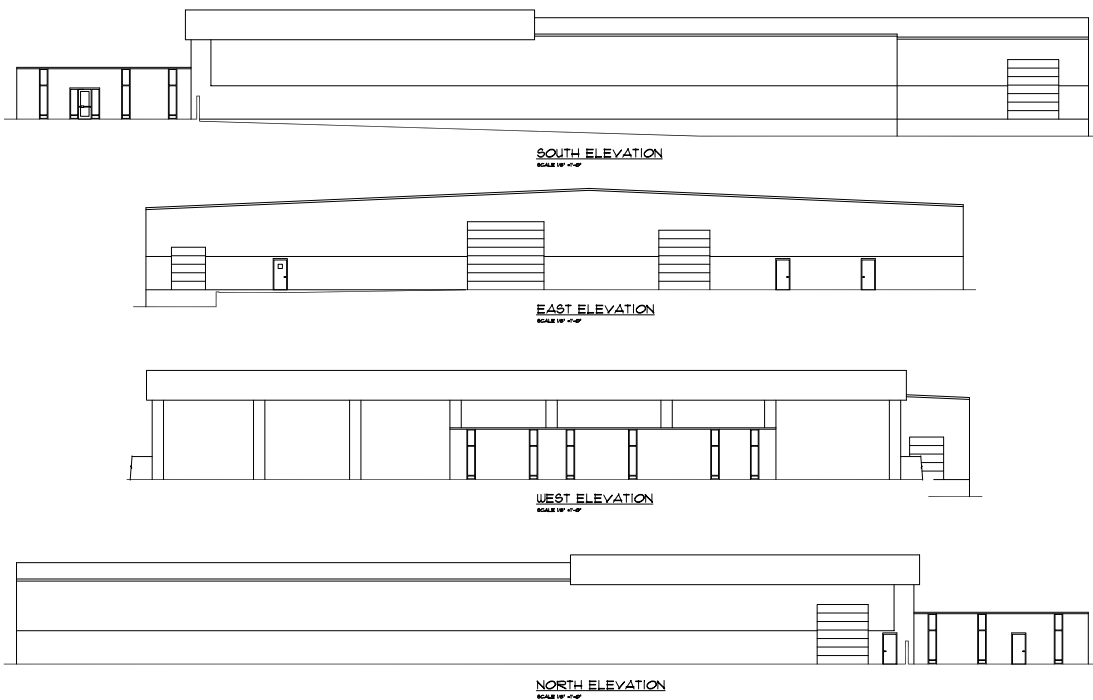
# 10080 ALLIANCE RD

CINCINNATI, OH

AERIAL



ELEVATIONS



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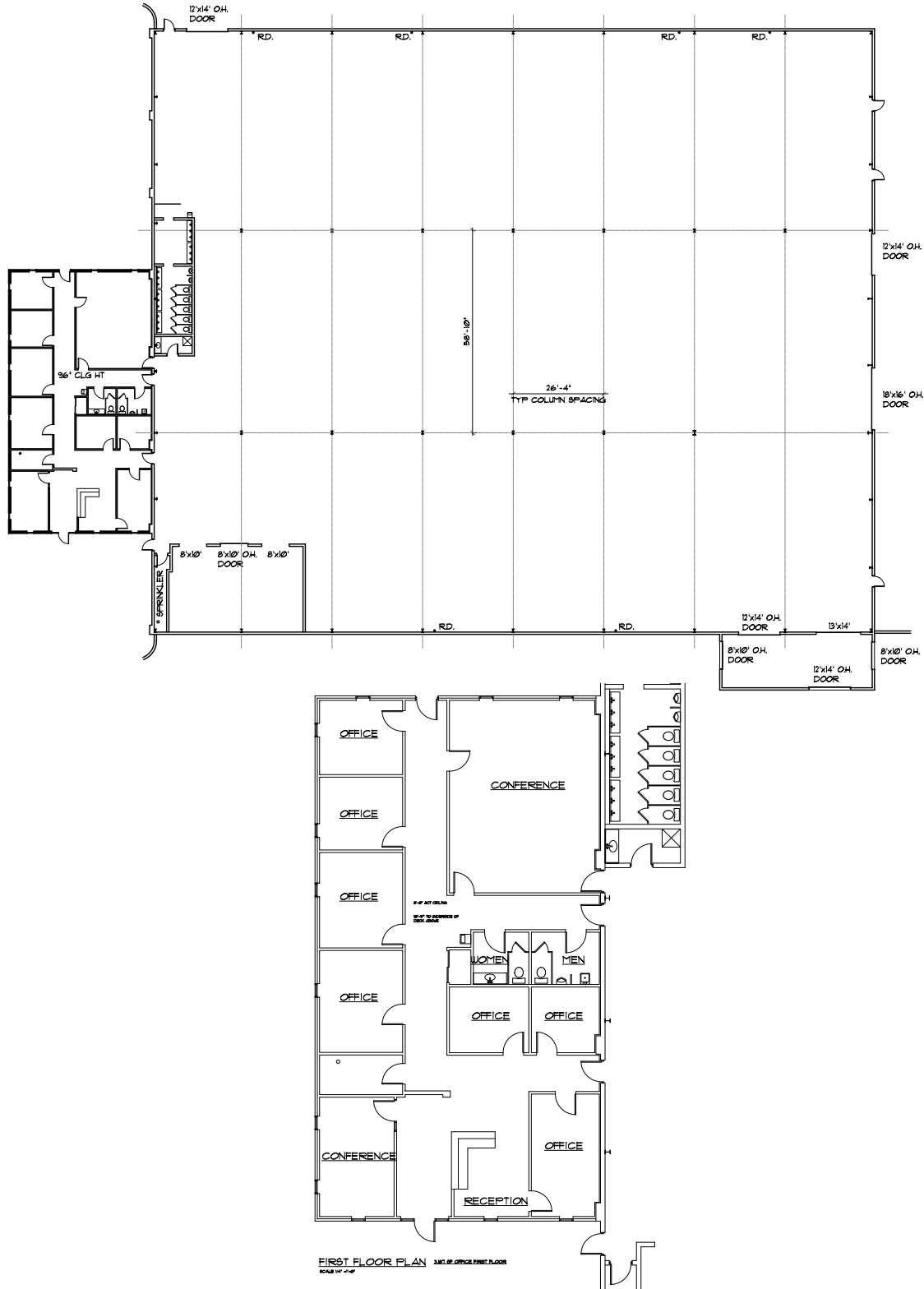
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# 10080 ALLIANCE RD CINCINNATI, OH

## FLOOR PLAN



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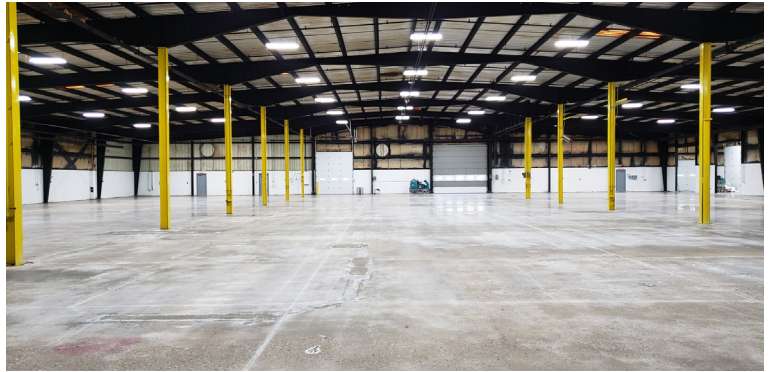
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**10080 ALLIANCE RD**  
CINCINNATI, OH

PROPERTY PHOTOS



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