

Office Warehouse For Lease

Cornell Office Warehouse Park



LOCATION:

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

FEATURES:

- 2,400 - 15,000 SF Available
- Excellent Blue Ash Location
- Dock and Drive-In
- Convenient Interstate Access
- **Free Rent (up to six months)**

CONTACT:

Adam Simon

adam.simon@everestrealstate.com
513/769-2507

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COMMERCIAL REAL ESTATE SERVICES

WEB www.everestrealstate.com TEL 513-769-2500 FAX 513-769-2512

9912 Carver Road, Sycamore Office Park, Suite 100, Cincinnati, Ohio 45242

Cornell Office Warehouse Park

Address/City/County: 11240-11260 Cornell Park Drive/Blue Ash/Hamilton

Total Building Size: 186,000 SF

Typical Bay Size: 2,400 SF (80' x 30')

Current Availabilities:

2,400 SF	\$8.00	\$7.00
4,180 SF	\$7.00	\$6.25
5,800 SF	\$8.00	\$7.00
7,200 SF	\$7.00	\$6.50
11,176 SF	\$7.50	\$7.50

Type of Construction: Block and steel with decorative wood and glass facade

Zoning: Light Industrial

Clearance Height: 14.5'

Electric: 1 and 3 phase, 208-480 volt

HVAC: Forced air (office), suspended gas units (warehouse)

Lighting: Florescent and metal halide

Overhead Doors: (1) per bay

Sprinkler: Wet system

Lease Rate: \$10.95/SF Office
\$5.95/SF Warehouse
(Includes operating expenses)



FOR MORE INFORMATION, CONTACT

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