

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 - 31,000 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

Mike Luning

mike.luning@everestrealstate.com
513/769-2506

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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

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and Australia.

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 \$6.50 5,700 SF \$8.00 \$7.00 7,200 SF \$7.00 \$6.50 10,300 SF \$7.50 \$6.75 (divisible to 4,800/5,300 SF) 31,000 SF \$8.00 \$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) |



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FOR MORE INFORMATION, CONTACT

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