

# Office Warehouse For Lease

# Cornell Office Warehouse Park



## LOCATION:

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

## FEATURES:

- 4,601 SF - 5,814 SF Available
- Excellent Blue Ash Location
- Dock and Drive-In
- Convenient Interstate Access



## CONTACT:

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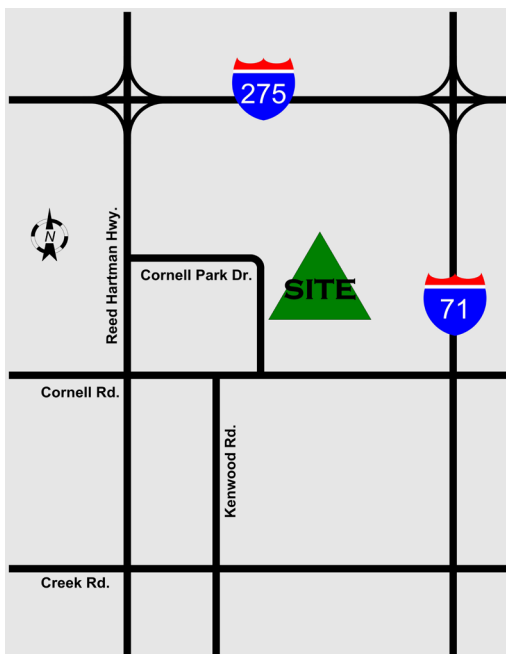
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# Cornell Office Warehouse Park

<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>	<u>11256 - Suite 500</u> 4,601 SF (1,500 SF office, 1 dock) - \$7.25/SF Net (\$2.10)  <u>11260 - Suite 706</u> 5,814 SF (2,500 SF office, 2 docks) - \$7.25/SF Net (\$2.10)
<b>Type of Construction:</b>	Block and steel with decorative wood and glass facade
<b>Zoning:</b>	Light Industrial
<b>Clearance Height:</b>	12.5' - 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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