

# 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 SF - 4,800 SF Available
- Excellent Blue Ash Location
- Dock and Drive-In
- Convenient Interstate Access



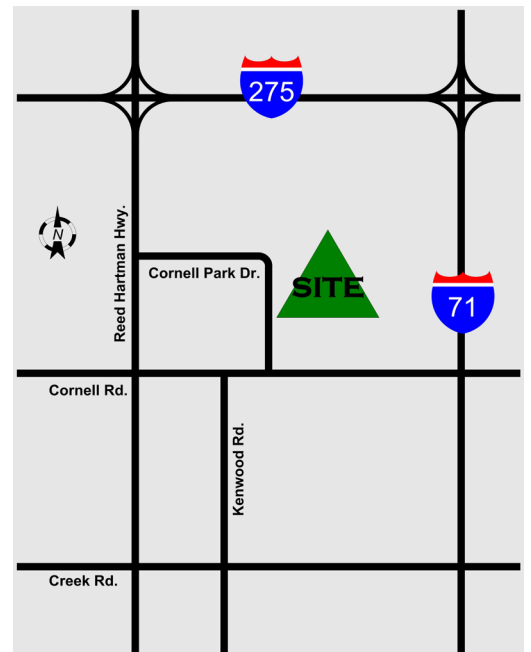
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# Cornell Office Warehouse Park

<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>11240 Cornell Park</u> 4,800 SF (2,000 SF office, 1 dock & 1 drive-in) - \$7.25/SF Net (\$2.10) - Ste. 100  <u>11256 Cornell Park</u> 2,400 SF (1,500 SF office, 1 dock) - \$7.25/SF Net (\$2.10) - Ste. 510 4,180 SF (1,200 SF office, 2 docks) - \$7.25/SF Net (\$2.10) - Ste. 516 4,601 SF (1,500 SF office, 1 dock) - \$7.25/SF Net (\$2.10) - Ste. 500
<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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