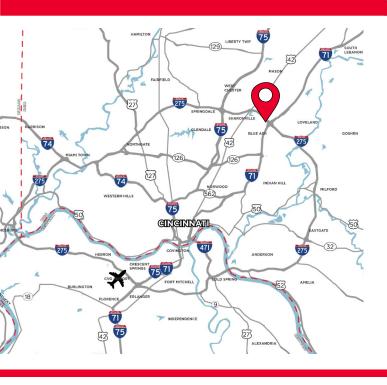


5,000 SF AVAILABLE 11466 DEERFIELD RD.

BLUE ASH, OH 45242

OFFICE SERVICE COMPLEX

FOR LEASE: \$8.50/SF NNN



PROPERTY HIGHLIGHTS

- Suite E: 5,000 SF Available
- 1,000 SF Office
- Good Interstate Access
- General Industrial Zoning
- 20 Minutes to Downtown Cincinnati
- Nearby Amenities Include Hotels, Restaurants, and Retail

For more information, contact:

Seattle Stein

Director +1 513 763 3027 seattle.stein@cushwake.com jeff.bender@cushwake.com

Jeff Bender, SIOR, CCIM Executive Vice Chair +1 513 763 3046



PROFESSIONALLY OWNED AND MANAGED BY

201 E. Fourth Street, Suite 1800 Cincinnati, OH 45202 P: +1 513 421 4884 cushmanwakefield.com

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FOR LEASE 11466 DEERFIELD RD.

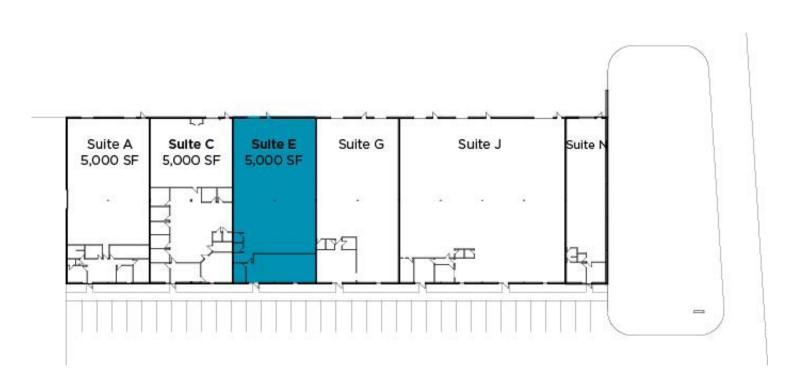
BLUE ASH, OH 45242

BUILDING SPECIFICATIONS

FOR LEASE: \$8.50/SF NNN

LOCATION	Blue Ash, OH (Hamilton County)	LIGHTING	Fluorescent Strip
TOTAL SIZE	32,500 SF	ROOF	Standing Seam Metal Panel
AVAILABLE SIZE	Suite E 5,000 SF	FIRE SUPPRESSION	Wet
ZONING	1,000 SF Office (est) M-2, General Industrial	TRUCK COURT	110' Asphalt (shared)
ZONING	City of Blue Ash	ELECTRIC	200-Amp, 480-Volt, 3-Phase
JURISDICTION	Hamilton County	ELECTRIC/GAS	www.duke-energy.com
YEAR BUILT	1980		
CONSTRUCTION	Pre-Engineered Metal; 7' Block	WATER	www.cincinnati-oh.gov/water
	10'	SEWER	www.msdgc.com
CLEAR HEIGHT	18'	TELEPHONE	www.cincinnatibell.com
COLUMN SPACING	25' x 50'	DATA	www.spectrum.com

SITE PLAN



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BLUE ASH, OH 45242

BUILDING PHOTOS

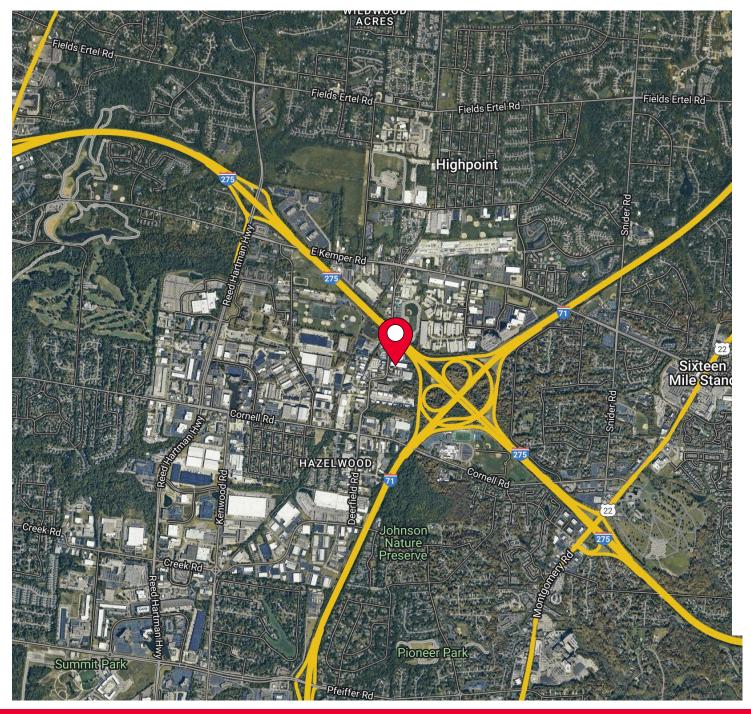


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AERIAL



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