

HILLS COMMERCE PARK

10830 - 10848 Kenwood Rd. • Blue Ash, Hamilton County, OH

AVAILABLE OFFICE WAREHOUSE BUILDING A

PROPERTY INFORMATION

Total Park Square Feet: **193,240**
Total Building Square Feet: **38,015 square feet**
 Available Space: **5,015 square feet**
 Office Space: **2,200 square feet**
 Warehouse Space: **2,815 square feet**
 Built In: **1996**
 Zoning: **Light Industrial**
Exterior Construction: **Brick & Block**
Access to Expressways: **I-275 & I-71**
 Roof: **Rubber membrane**
 Parking **63+ parking and
 large truck apron**

Heating: **Gas**
Ceiling Height: **16'**
Sprinklers: **Wet System**
Power: **3-Phase Available**
Building Design: **Office entrance in
front, docks & drive-ins
in rear**
Dock Doors: **2 Docks**
HVAC: **AC in Office,
Gas Warehouse**

Lease Rate: **\$6.00 Blended
(operating exp. \$2.10)**
Lease Term: **3 - 5 Years**
Tenant Build-Out: **Negotiable**

AVAILABLE FOR LEASE

(513) 984-0300

Broker: David Heusinkveld

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HILLS
PROPERTIES®

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