



For sublease **\$4.95/SF NNN + \$2.14 OpEx**

11093 Kenwood Rd, Blue Ash, OH 100,320 SF Available

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Building SF	100,320 SF
Office SF	1,250 SF
Clear height	17' – 27'
Docks	14 (with levelers)
Drive-ins	1
Power	600 amp/480V/3 Phase
Sprinklers	WET
HVAC	Exhaust fans
Column spacing	25' x 50'
Trailer Parking	Yes
Sublease Exp.	9/30/2031



Location



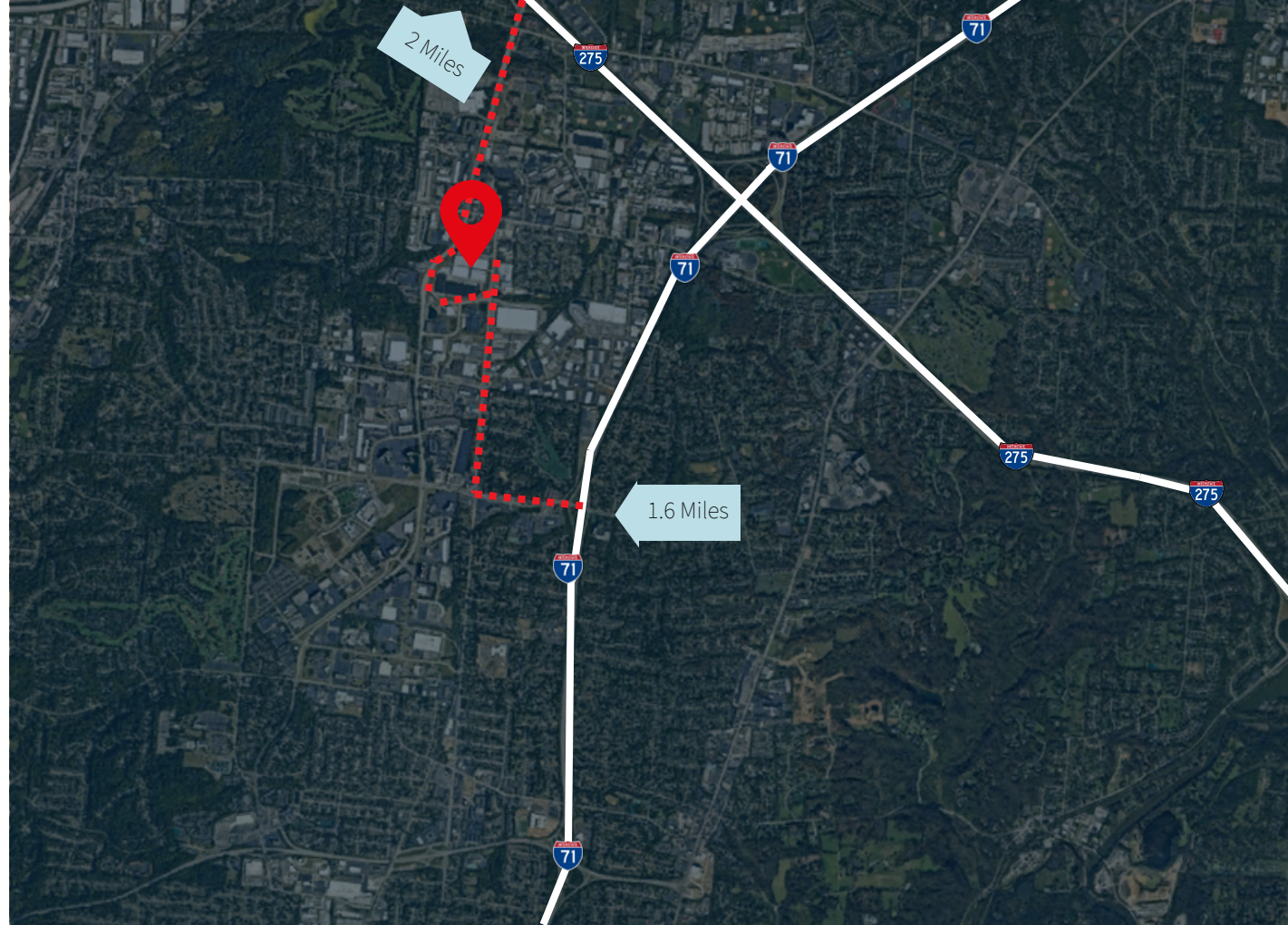
Premier industrial location in Cincinnati's Blue Ash submarket



Established industrial node with deep tenant base and direct access to I-71, I-275 & Cross County Hwy



Affluent trade area — Blue Ash median household income, well above the regional benchmark



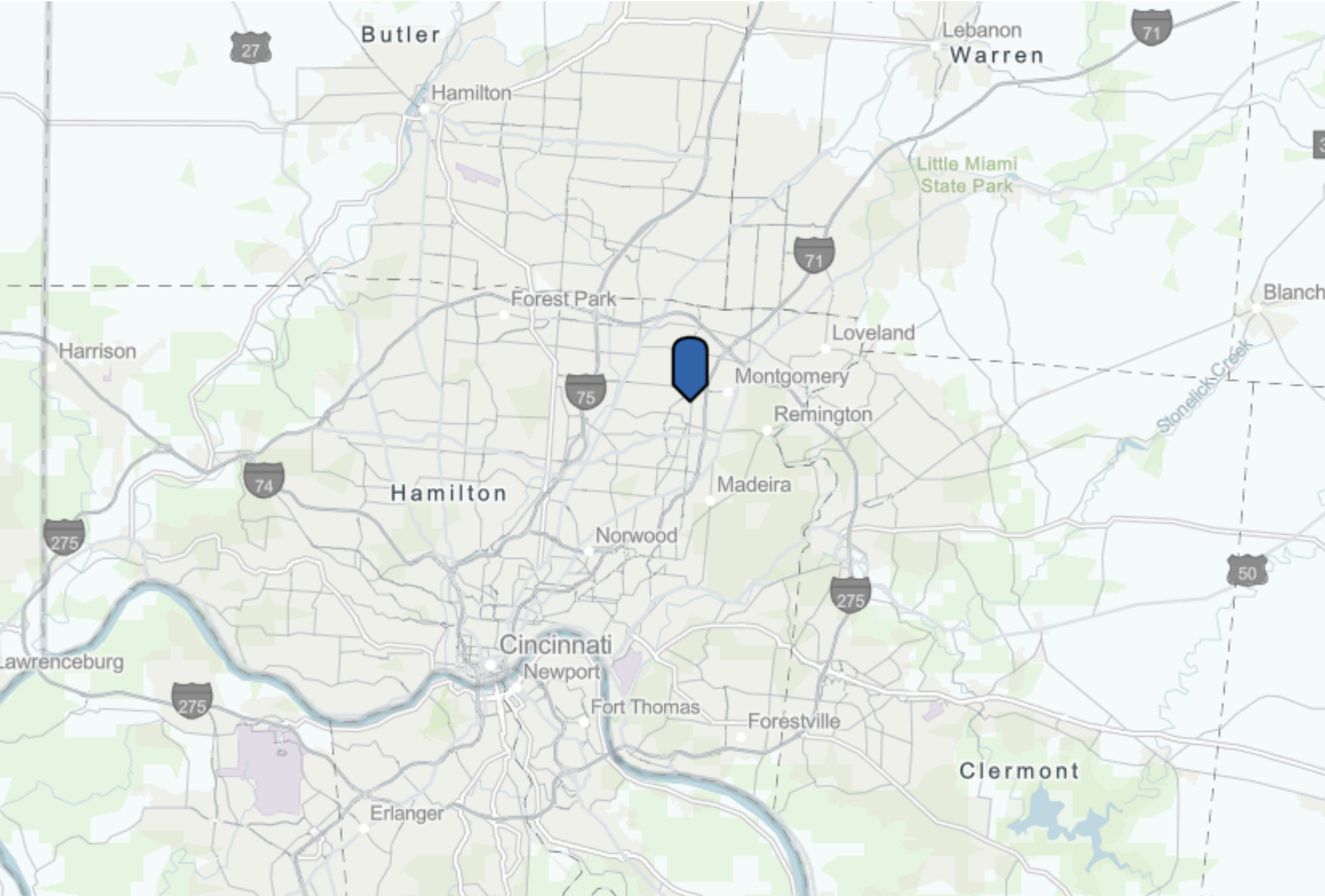
60%

of U.S. population
Within 1-day drive

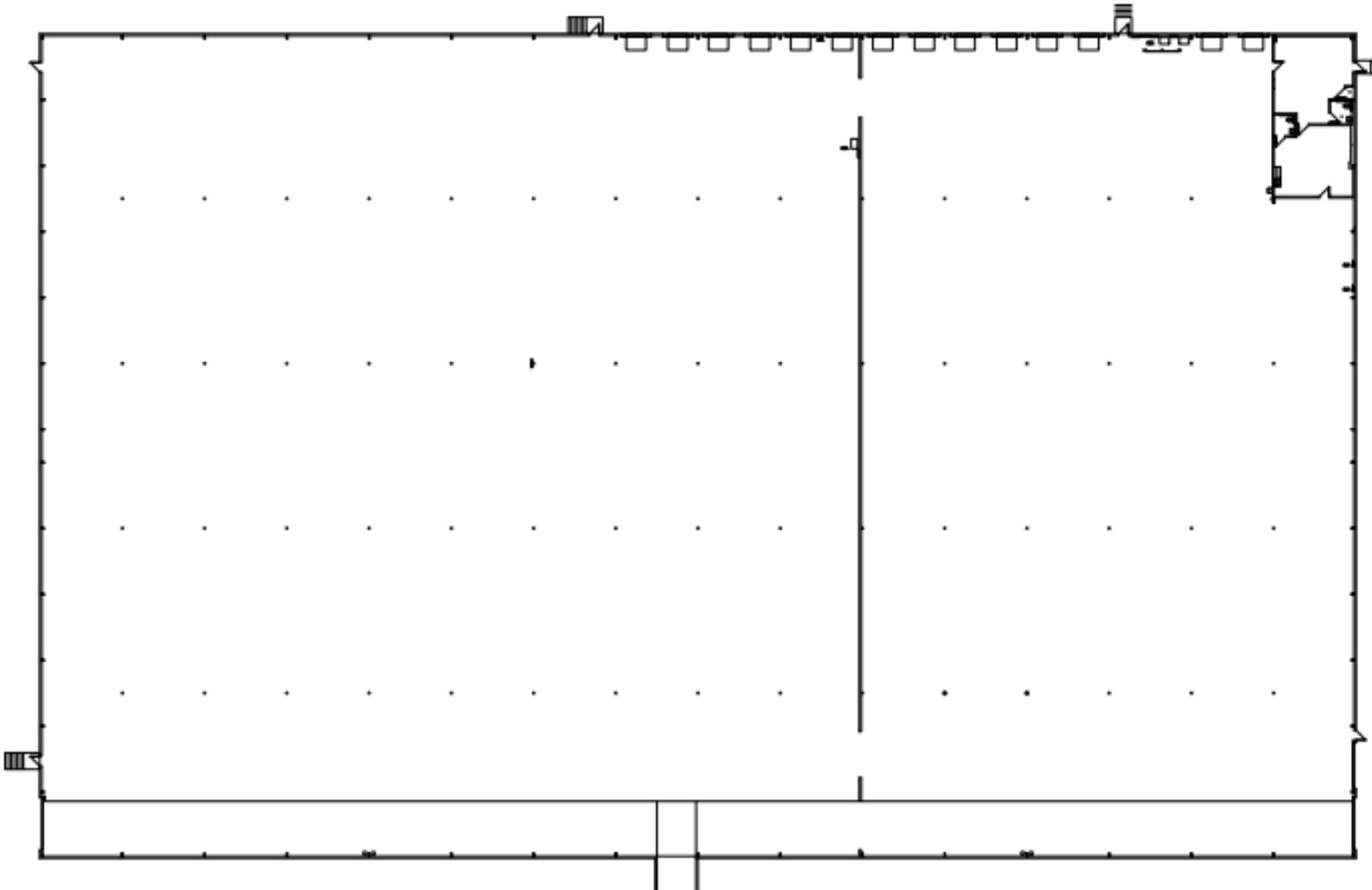
50%

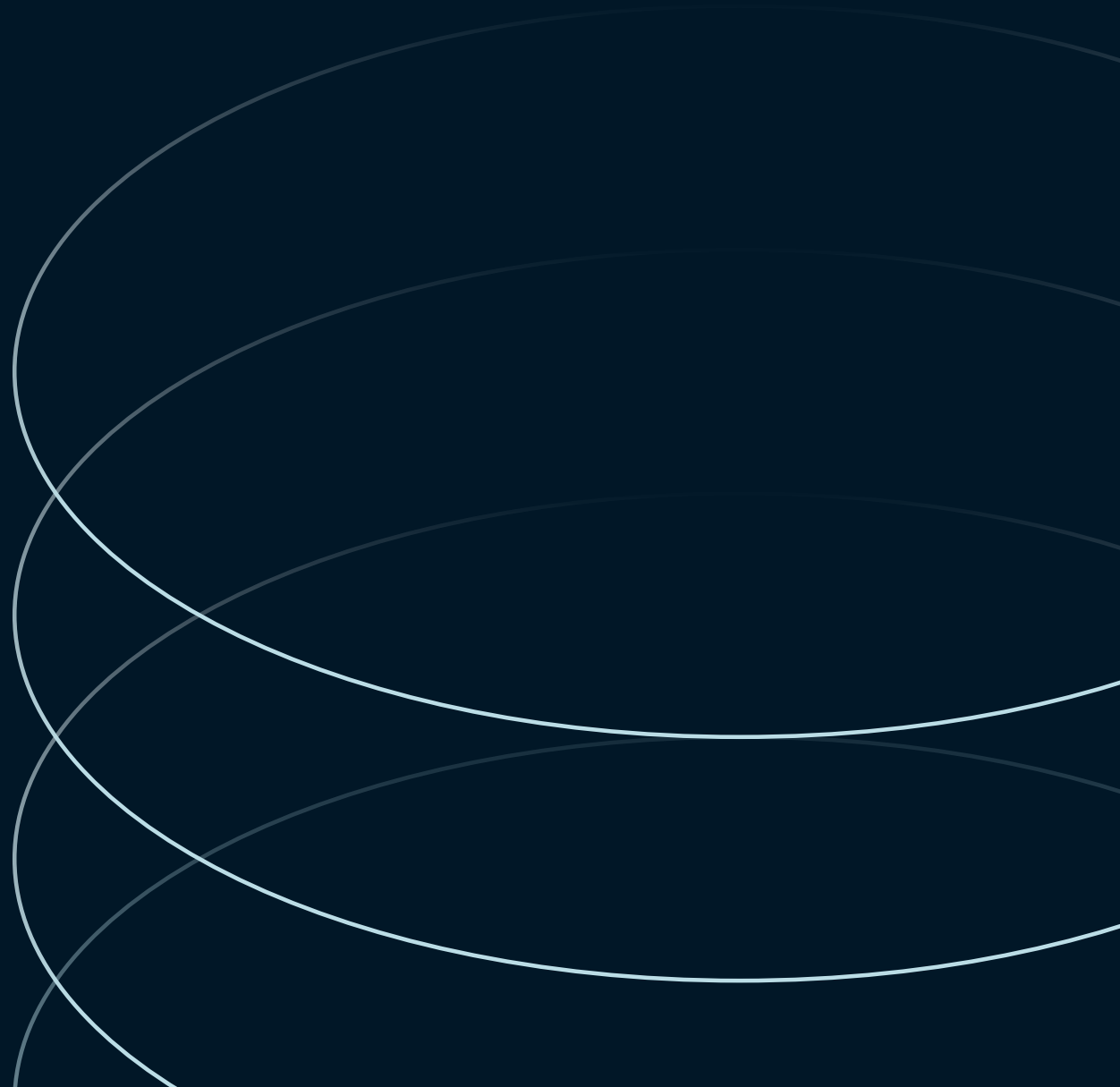
lower cost. Nearly half
the per-square-foot
cost of Northeast and
West Coast markets

Location



Floorplan





Tom Fairhurst
Senior Managing Director
tom.fairhurst@jll.com
+1 513 297 2511

Mark Volkman
Senior Managing Director
mark.volkman@jll.com
+1 513 252 2123