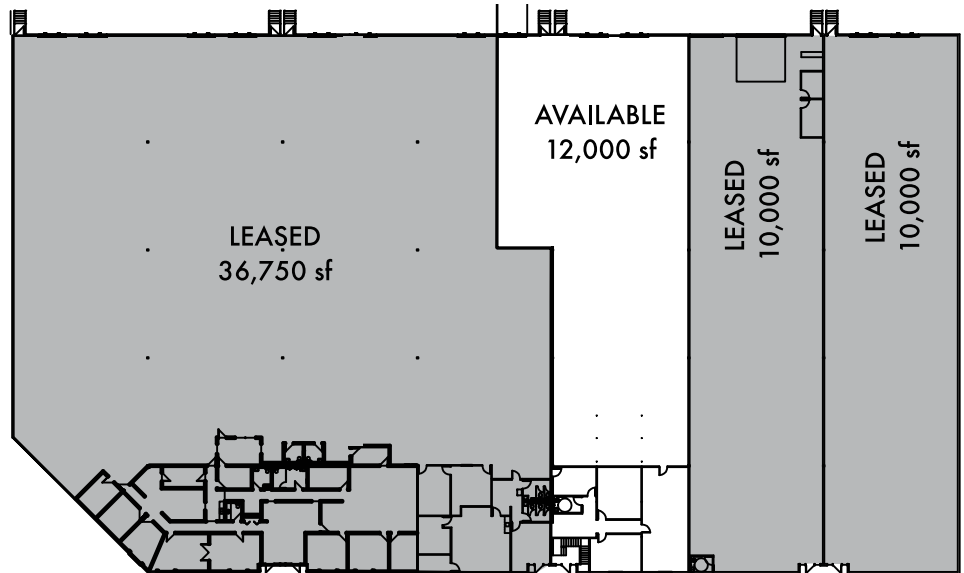
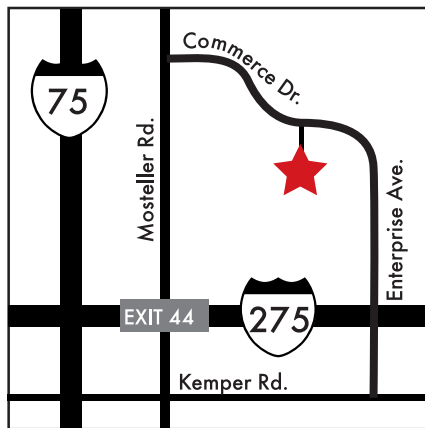


# ENTERPRISE INDUSTRIAL PARK

11775 Enterprise Ave. • Hamilton County, OH



- Great location
- Signage visible from I-275
- Newly remodeled
- Easy access to I-275

## AVAILABLE FOR LEASE

(513) 984-0300

Broker: David Heusinkveld

davidh@hillsinc.com

www.hillscom.com

Office: (513) 618-7722

Fax: (513) 618-7681

**HILLS**  
PROPERTIES®

Hills Commercial  
4901 Hunt Rd. • Suite 300  
Cincinnati, OH 45242



The information contained herein is not guaranteed. Although obtained from reliable sources, it is subject to errors and omissions.

# ENTERPRISE INDUSTRIAL PARK

11775 Enterprise Ave. • Hamilton County, OH

## AVAILABLE OFFICE WAREHOUSE

### PROPERTY INFORMATION

Total Square Feet:	68,750	Heating:	Gas
Available Space:	12,000 square feet	Ceiling Height:	20 - 22 ft. clear
Office Space:	2,000 square feet	Sprinklers:	Wet System
Warehouse Space:	10,000 square feet	Power:	3-Phase Available
Built In:	1980	Building Design :	Office entrance in front, docks in rear
Zoning:	Light Industrial	Dock Doors:	2 docks, one over-sized drive-in
Frame:	Concrete Tilt Up	HVAC:	AC in Office, Gas Warehouse
Exterior Construction:	Concrete Exterior	Column Spacing:	40 X 50
Access to Expressways:	I-275 (two different exits)	Lease Rate:	\$3.95 SF (operating exp. \$1.25)
Roof:	Built up	Lease Term:	3 - 5 Years
		Tenant Build-Out:	Negotiable

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