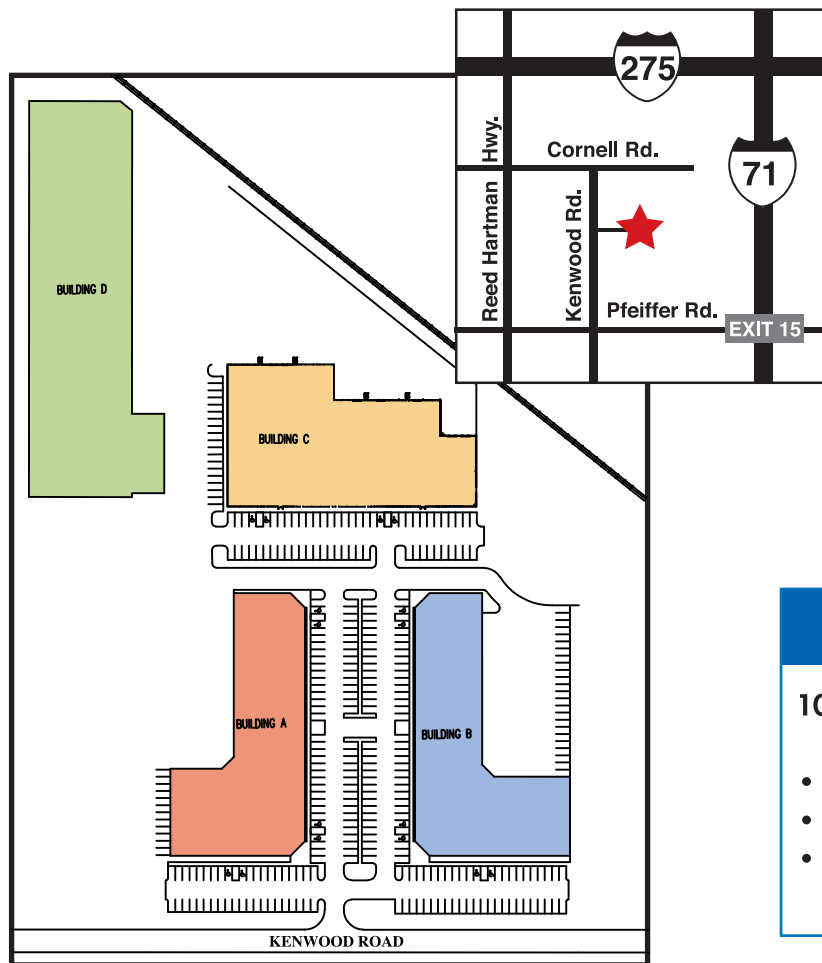


# HILLS COMMERCE PARK

10806 - 10828 Kenwood Rd. • Blue Ash, Hamilton County, OH



- Frontage on Kenwood Road
- Great access to both I-275 and I-71
- Ideal for office, showroom, or warehouse
- Private entrance, 24-hour access
- Excellent exposure and professional image (Kenwood Road address)

## Suites Available

10868 Kenwood Rd. (Building A)

- 3,600 sq. ft. (2,850 office; 750 warehouse)
- Drive in
- Blended rate \$8.50 (operating exp. \$2.05)

## 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.

# 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: 3,600 square feet  
Office Space: 2,850 square feet  
Warehouse Space: 750 square feet  
Built In: 1996  
Zoning: Light Industrial  
Exterior Construction: Brick & Block  
Access to Expressways: I-275 & I-71  
Roof: Rubber membrane  
Parking: Front and rear  
of building

Heating: Gas  
Ceiling Height: 16'  
Sprinklers: Wet System  
Power: 3-Phase Available  
Building Design: Frontage on Kenwood Rd.  
Office entrance in  
front, docks & drive-ins  
in rear  
Dock Doors: 1 Drive in  
HVAC: AC in Office,  
Gas Warehouse

Lease Rate: \$8.50 Blended  
(operating exp. \$2.05)  
Lease Term: 3 - 5 Years  
Tenant Build-Out: Negotiable

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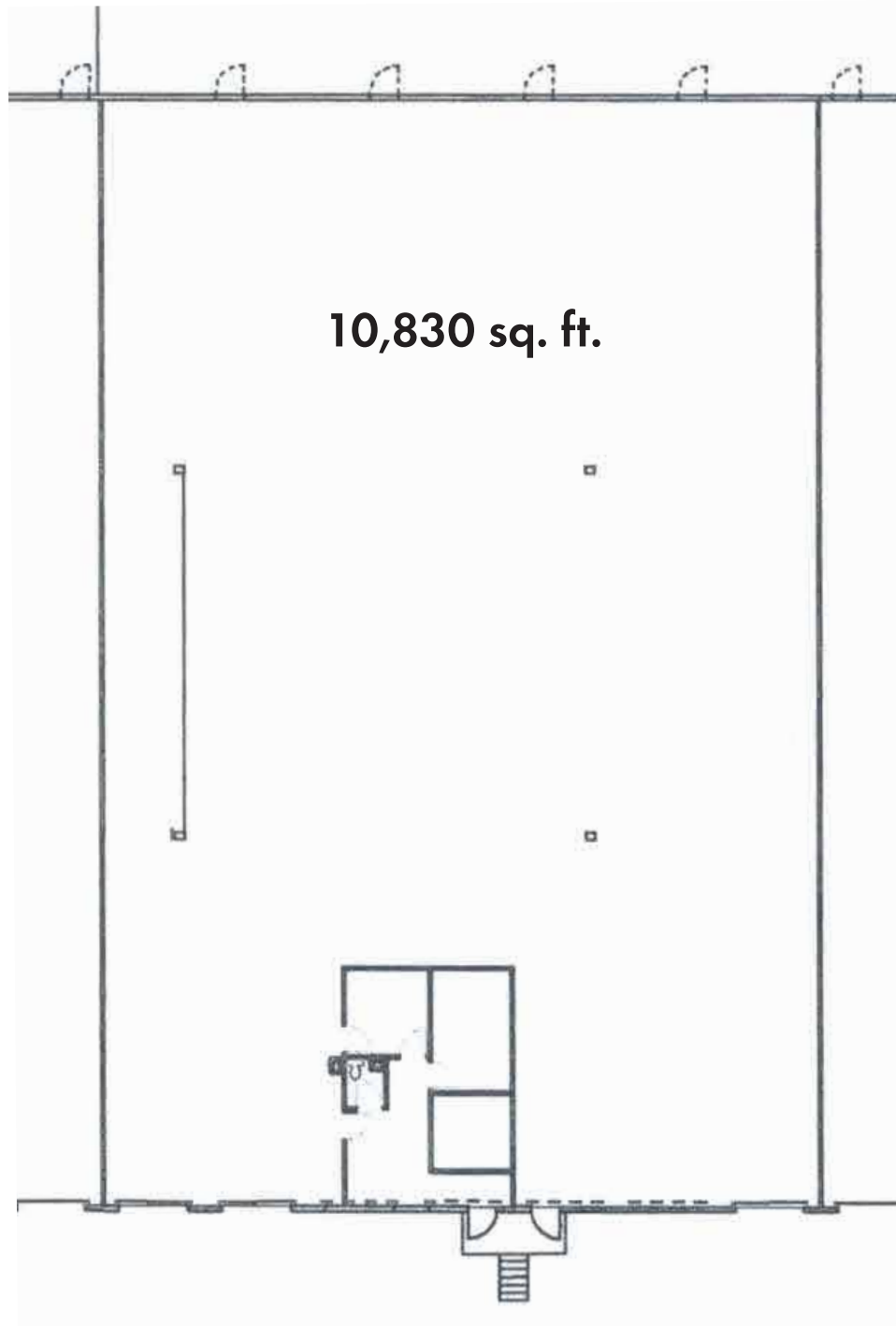
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