

# Office/Warehouse Buildings Available

# Blue Ash, Ohio



## FEATURES

- **112,500 Total SF**
- 8,412 SF (1,082 SF office) available
- (2) Drive-In Doors
- **Move in Ready - completely renovated**
- New LED Lighting
- New Metal Roof, 2020
- Updated offices and restrooms
- Freestanding
- Minutes to all expressways
- Convenient Blue Ash Location



## LOCATION

**11306-11336 Tamarco Drive  
Blue Ash, Ohio 45242**

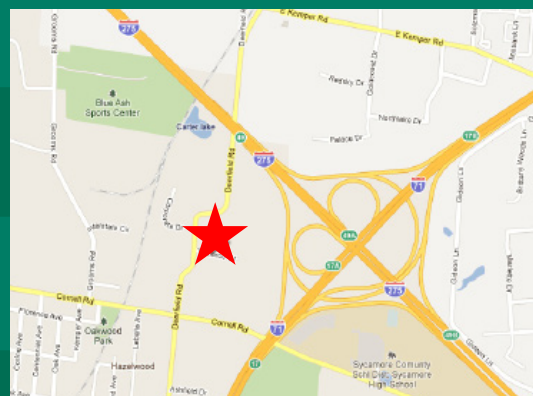
## CONTACT

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**EVEREST**

COMMERCIAL REAL ESTATE SERVICES

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9902 Carver Road, Sycamore Office Park, Suite 105, Cincinnati, Ohio 45242

# 11326 Tamarco Drive

<b>Address/City/County:</b>	11326 Tamarco Drive Blue Ash/Hamilton County
<b>Available:</b>	8,412 SF available (1,082 SF office)
<b>Type of Construction:</b>	Structural steel, corrugated metal
<b>Zoning:</b>	Light Industrial; M-4
<b>Clearance Height:</b>	19'-22'
<b>Floor:</b>	6" concrete
<b>Drive In Doors:</b>	(2) 10' x 12' and 10' x 10'
<b>Lighting:</b>	LED
<b>Parking:</b>	3: 1000 SF
<b>Electric:</b>	240 Volt, 1 phase
<b>Roof:</b>	New, metal roof 2020
<b>Heat &amp; A/C:</b>	Office: forced air Warehouse: suspended gas units
<b>Lease Rate:</b>	\$7.50 PSF modified gross



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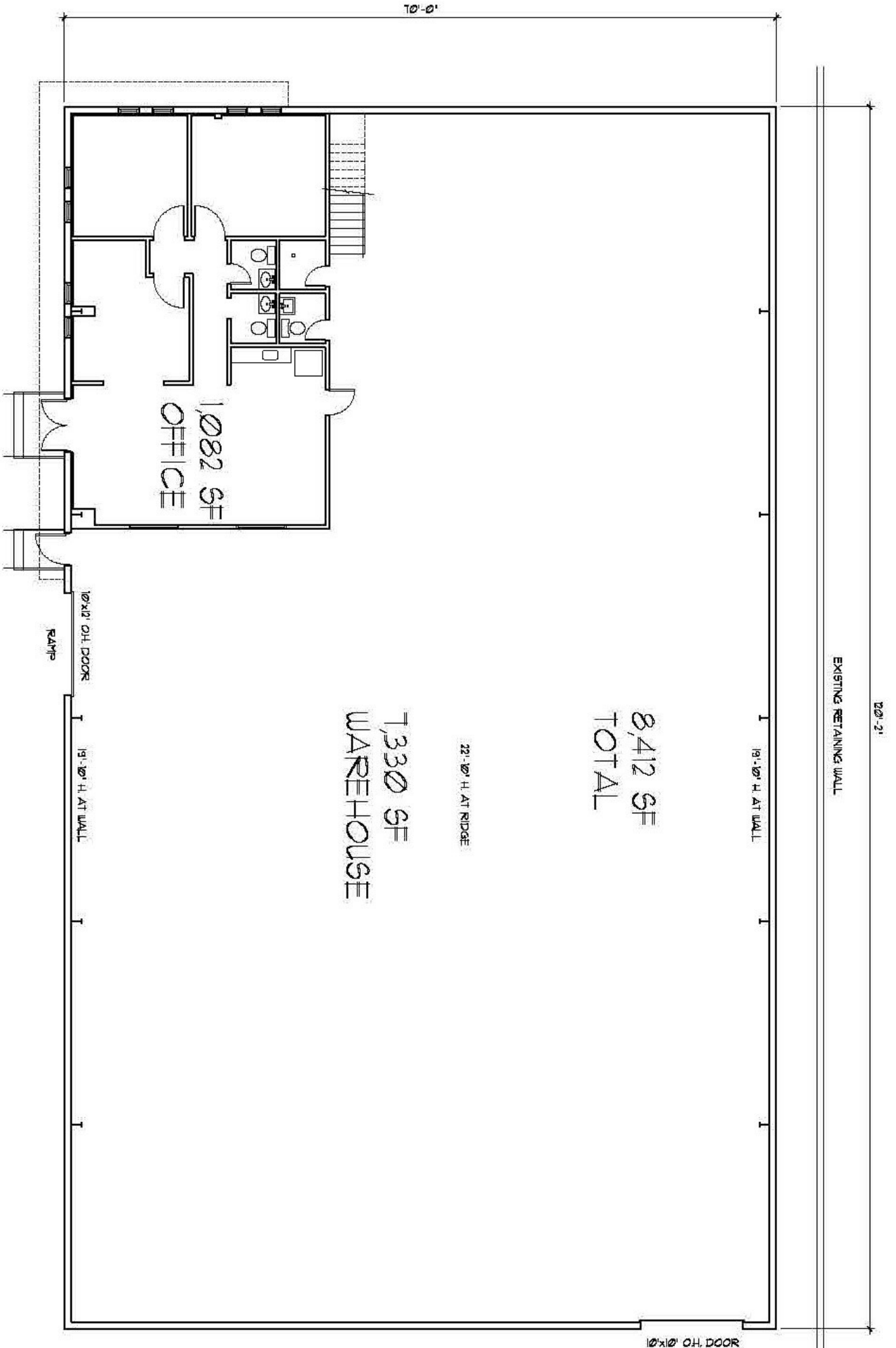


FOR MORE INFORMATION, CONTACT

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20'-2"

EXISTING RETAINING WALL

19'x10' H. AT WALL

8,412 SF  
TOTAL

22'x10' H. AT RIDGE

1,330 SF  
WAREHOUSE

1,082 SF  
OFFICE

10'x10' OH. DOOR

RAMP

19'x10' H. AT WALL

10'x10' OH. DOOR

70'-0"