

Office/Warehouse Buildings Available

Blue Ash, Ohio



FEATURES

- **9,203 SF (803 SF office) Available**
- (2) Drive-In Doors
- (2) Docks
- Move in Ready - completely updated
- New LED Lighting
- Metal Roof
- Clear Span
- Freestanding
- Minutes to all expressways
- Convenient Blue Ash Location



LOCATION

**I 1306-I 1336 Tamarco Drive
Blue Ash, Ohio 45242**

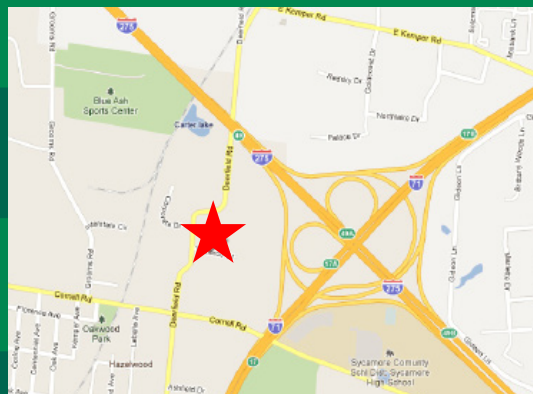
CONTACT

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EVEREST

COMMERCIAL REAL ESTATE SERVICES

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

11334 Tamarco Drive

Address/City/County:	11334 Tamarco Drive Blue Ash/Hamilton County
Available:	9,203 SF available
Office Area:	803 SF
Warehouse Area:	8,400 SF
Type of Construction:	Structural steel, corrugated metal
Zoning:	Light Industrial
Clearance Height:	18'
Floor:	6" concrete
Drive In Doors:	1- 8'x10' door 1- 12'x12' door
Docks:	1- 4' high 10'x10' door 1- 2' high 8'x10' door
Lighting:	LED
Electric:	SBI - 175A, 240V, 3-Phase PPI - 200A, 120/240V, 1-Phase
Roof:	Metal roof
Heat & A/C:	Office: forced air Warehouse: suspended gas units
Lease Rate:	\$7.95 PSF NNN (OPEX \$2.53/SF)



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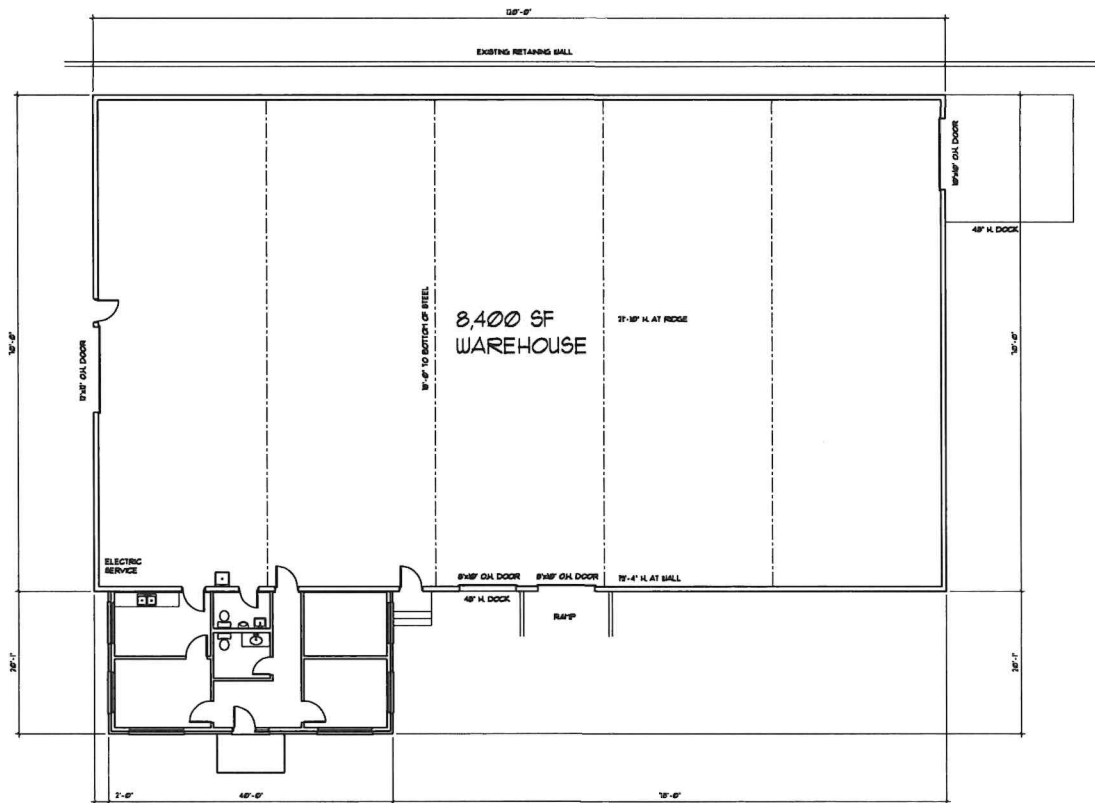


FOR MORE INFORMATION, CONTACT

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803 SF
OFFICE

FIRST FLOOR PLAN

SCALE 1/8" = 1'-0"