

# 10901 KENWOOD ROAD

CINCINNATI, OH 45242

## INDUSTRIAL PROPERTY FOR SALE OR FOR LEASE

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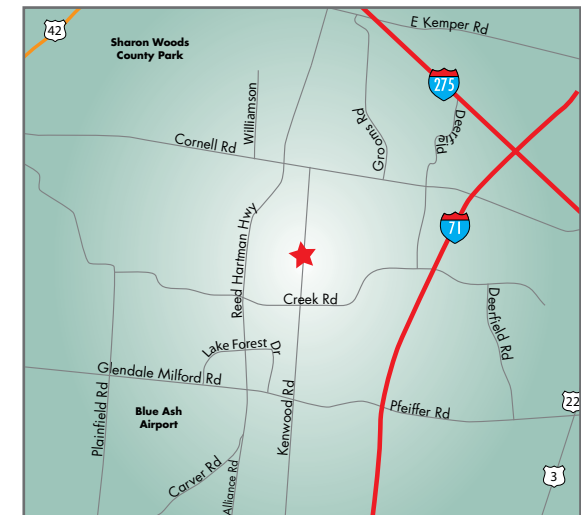
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[www.cbre.com/cincinnati](http://www.cbre.com/cincinnati)



TOTAL SF:	144,875 SF
OFFICE AREA:	10,000 SF +/-
CONSTRUCTION:	Concrete block/brick with new dryvit facade
DOCK DOORS:	22 (8' x 10')
DRIVE-IN DOORS:	To suit
CLEARANCE:	20' minimum
BUILDING DEPTH:	280'
SPRINKLERED:	Wet System
LIGHTING:	Fluorescent/Metal Halide
HEAT:	Radiant Gas Heaters
ELECTRIC:	600 amps/480 volt/ 3 phase
ROOF TYPE:	Coal tar pitch (warranted)
ACRES:	8.576
COLUMN SPACING:	25' x 40'
PARKING:	Ample parking
FLOOR:	6"
ZONING:	M-2 Industrial
DIVISIBILITY:	35,000 SF with office to suit



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