



4585 CORNELL RD.
BLUE ASH, OH 45241

AVAILABLE FOR SALE OR LEASE

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PROPERTY HIGHLIGHTS



31,100 SqFt

- Located in City of Blue Ash minutes to I-71 at Pfeiffer Rd. I-75 at Sharon Rd. and I-275 at Reed Hartman Highway
- Two (2) docks and One (1) drive-in door
- 480-volt, 3-phase, 600 amps including back-up generator
- 0.50 acre fenced and gated outdoor storage area
- Building addition, office remodel, and parking expansion in 2020/2021
- Floor drains in warehouse and exhaust fans
- Zoning: [BAN - Blue Ash North](#)
- Availability: Q3 2027 and master lease through 6/30/2031 – Current tenant expanding and relocating in Blue Ash
- Sublease Rate: \$9.95/SqFt NNN
- Asking price: \$5,400,000 (\$175/SqFt)



CLICK HERE FOR AERIAL VIDEO

PROPERTY DETAILS

Total SqFt:	31,100
Warehouse SqFt:	Approximately 16,100 SqFt
Office SqFt:	Approximately 15,000 SqFt
Acreage:	3.094 acres
Clear Height:	14'-23'
Year Built:	1966 and expansion/remodel in 2020/2021
Type Construction:	Metal, block/masonry, and steel; fully insulated
Lighting:	T-5 flourscent and LED's
Column Spacing:	Clear span
Dock door:	Two (2) - 10'x10' with seal and leveler and 12'x12'
Drive-in door:	One (1) - 14'x14'
Sprinkler:	Ordinary hazard wet system
Electrical Service:	480-volt, 3-phase, 600 amps
Heat:	100% HVAC in office area and natural gas-fired unit heaters in warehouse
Roof:	Rubber and metal
Parking Lot:	100+ spaces
Restrooms:	Three (3) sets
Annual Taxes:	\$47,889 (\$1.54 SqFt)
Assessed Total Value:	\$677,973
Hamilton County Parcel ID's:	https://wedge1.hcauditor.org/view/re/6120170011100/2026/summary

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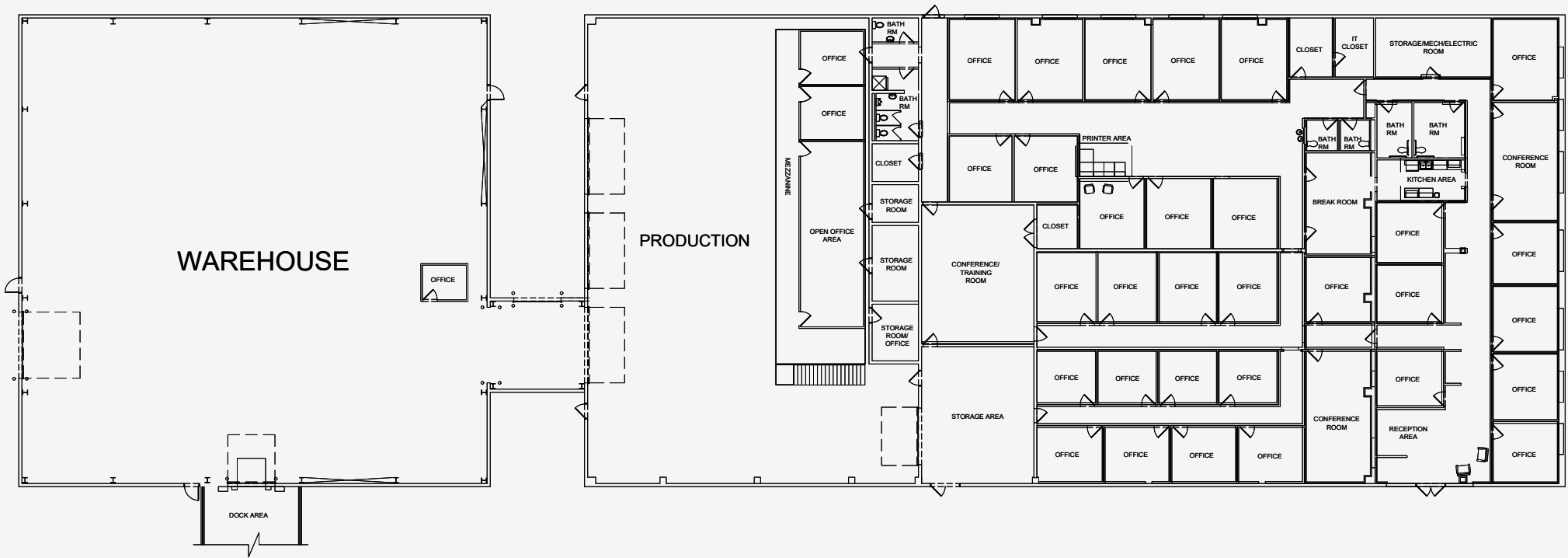


PARCEL OUTLINE



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FLOOR PLAN

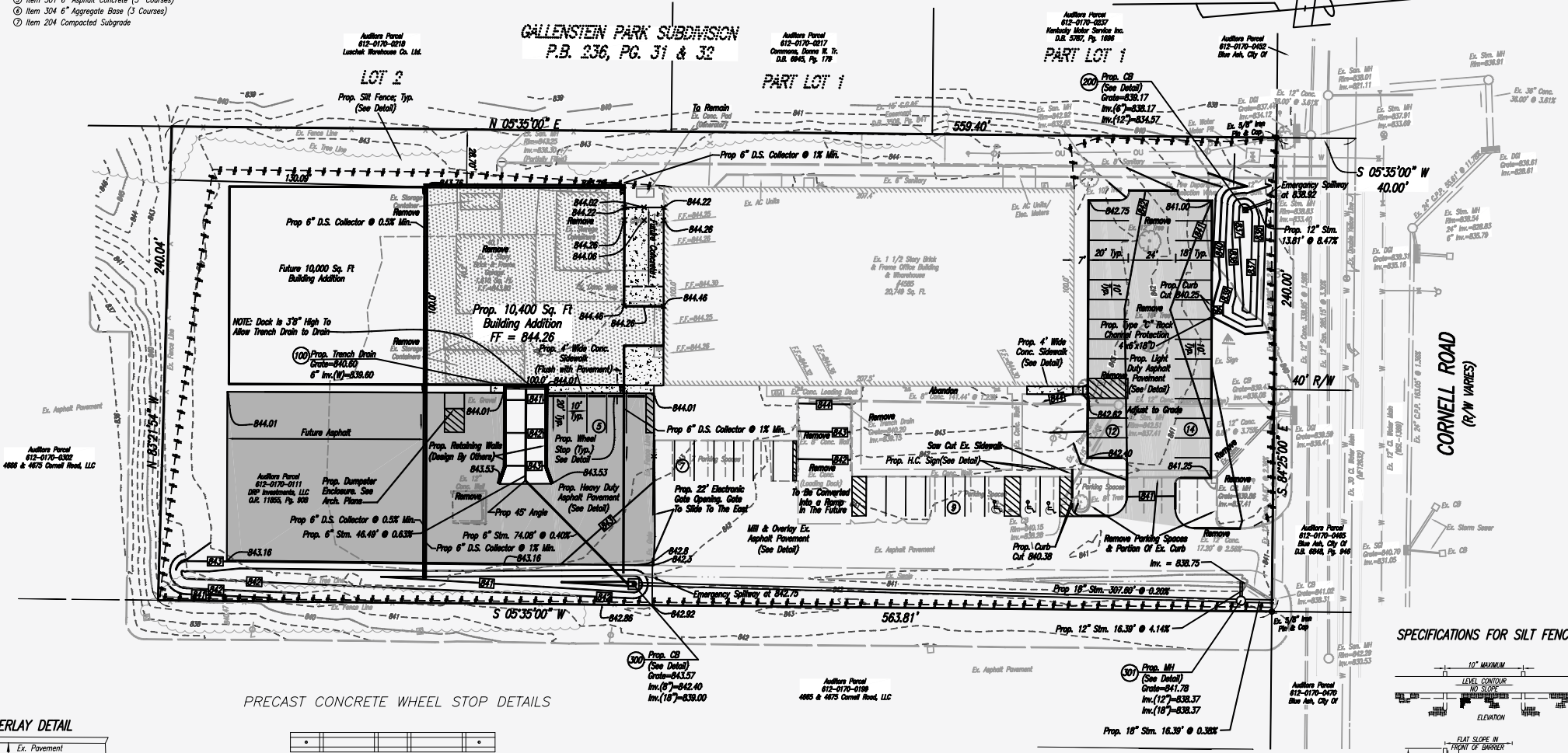


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SITE PLAN

- ① Item 448 1 1/2" Asphalt Concrete Surface Course, Type 1 (PG 64-22)
- ② Item 407 Tack Coat (0.05 SF/Gal)
- ③ Item 448 1 3/4" Asphalt Concrete Intermediate Course, Type 1 (PG 64-22)
- ④ Item 407 Tack Coat (0.05 SF/Gal)
- ⑤ Item 301 6" Asphalt Concrete (3" Courses)
- ⑥ Item 304 6" Aggregate Base (3 Courses)
- ⑦ Item 204 Compacted Subgrade



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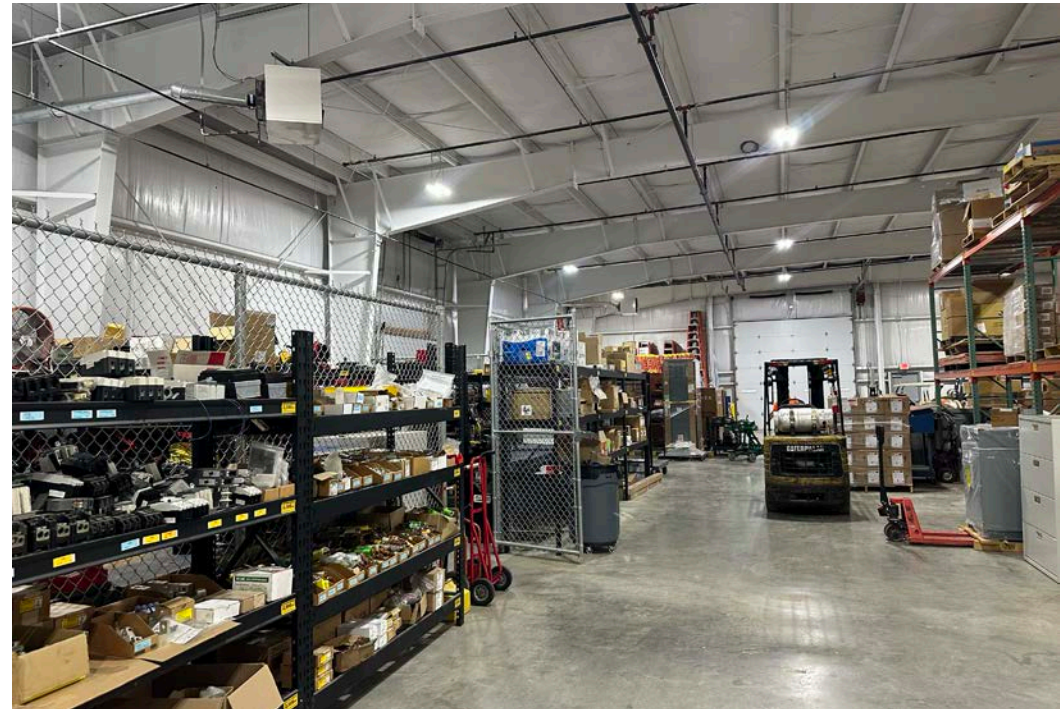
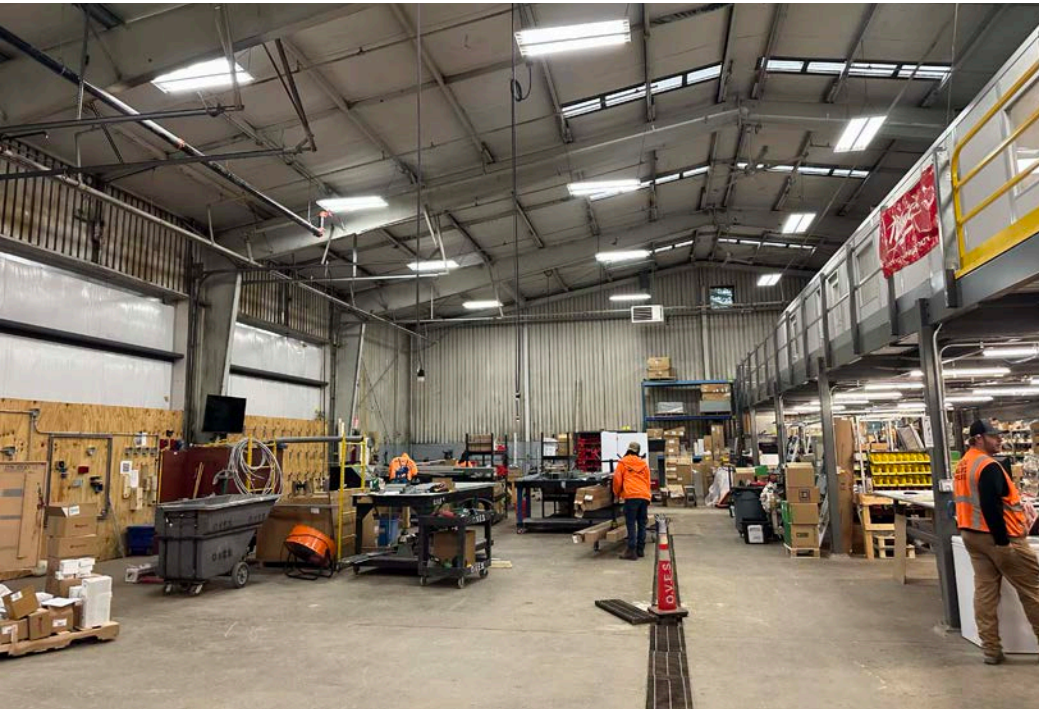
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