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[Company](#)

[Properties](#)

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[Retail Properties](#)

[Office Properties](#)

[Special Use Properties](#)

[Government Special Use](#)

[> Future Tenant Info](#)

PROPERTY NOTES

Area of Building: 15,852 SF

Area of Property: 106,947 SF

Property Size: 2.455 Acres

Includes:

5 Lanes

Kitchen Area /
Employee Lounge Area

Customer Waiting Area

6,260 SF of Finished Office Area

Cashier Station

[inquire about this property](#)

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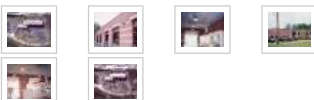
[Brochure.pdf](#) - 1.3MB

[Info Sheet](#) - 488KB

Blue Ash E-Check Station

SPECIAL USE

Blue Ash, OH



THE PROPERTY

The Blue Ash site is located on Deerfield Road, adjacent to Cornell Road. The 2.455 - acre site is rectangular and has a building that is 15,852 sq. ft. and is expandable based on use. It is zoned Industrial and is located in a prime upscale suburban area that is experiencing rapid growth with substantial new industrial, commercial, office, and residential development. All utilities are available and adequately sized to serve an expanded project.

This facility serves as the regional headquarters of the network so there is a larger specialty built area of office area that is approximately 3,760 sq. ft. in addition to the standard 2,500 sq. ft. of operational office space.

It is ideal for an Office / Warehouse; Industrial; or Specialized Commercial use; Research Facility; Educational Facility; Sporting Venue; Central Storage Facility or several other uses that can take advantage of easy access, large parking field, private roadways and a very flexible building design. The entire building has HVAC and plumbing; there are 10 large overhead doors and it also has a smaller overhead door that accesses a separate area adjacent to the office space.

Demographically, the area is very strong and growing. In 2004 the population was 259,044 in a 7 - mile radius, and grew at a rate of 15.3% in the previous decade. The average household income ranges from \$102,000 in the 3 - mile radius to \$84,000 in the 7 - Mile radius.

GEOGRAPHY



11275 Deerfield Rd., Blue Ash, OH 45242

[get driving directions](#)