

# BLUE ASH DISTRIBUTION CENTER

11013 - 11093 Kenwood Road  
Blue Ash, OH



**USE:** Industrial  
**SPACE AVAILABLE:** 37,500 SF  
**BUILDING SIZE:** 672,322 SF  
(Over 6 Buildings)  
**PARCEL SIZE:** 41 Acres

- Consists of six bulk warehouse buildings
- Situated on 41 highly visible acres along Kenwood Road and Reed Hartman Highway
- Less than 5 minutes from both I-71 and I-275; less than 10 minutes from I-75
- Surrounded by an abundant offering of full service hotels and restaurants



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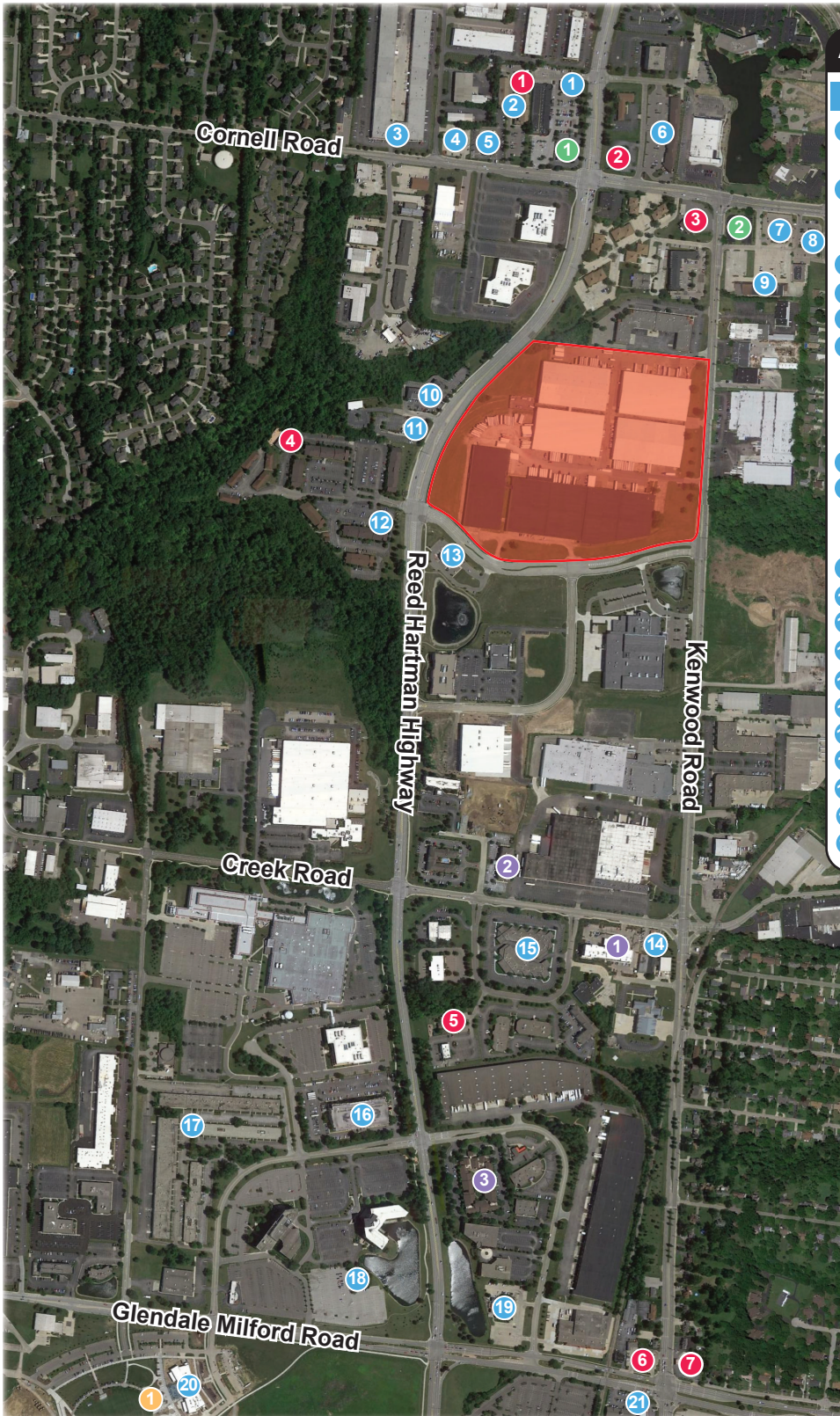


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## Surrounding Amenities



### Area Amenities

#### Dining

- 1 Chipotle
- Starbucks
- 2 Jimmy Johns
- Kanpai Japanese
- Tropical Smoothie Cafe
- 3 McAlister's Deli
- 4 El Vaquero Mexican
- 5 McDonald's
- 6 J. Gumbos
- Jersey Mike's
- Smashburger
- Chick-fil-A
- 7 Arby's
- 8 Marco's Pizza
- Skyline
- Subway
- 9 Jade Kitchen
- 10 Panera Bread
- 11 Wendy's
- 12 Annie's Sweets
- 13 DiBella's
- 14 Sammy's Craft Burgers
- 15 Apple Spice Junction
- 16 Blu Courtyard Eatery
- 17 Molly's Cupcakes
- 18 Buffalo Wild Wings
- 19 Firehouse Grill

- 20 Brown Dog Cafe
- Nanny Belle's Ice Cream
- Senate
- Tahona Kitchen & Bar
- 21 City Barbecue

#### Retail/ Service

- 1 FedEx
- Sport Clips
- 2 Kroger Fuel Center
- 3 Speedway
- 4 Kinder Garden School
- Childtime Learning
- 5 Centers
- 6 Shell
- 7 Sunoco

#### Banking

- 1 KeyBank
- 2 US Bank

#### Lodging

- 1 Hampton Inn
- 2 Holiday Inn Express
- 3 Marriot Courtyard

#### Entertainment

- 1 Summit Park