



4380 MALSARY RD. BLUE ASH, OH 45242

AVAILABLE FOR SALE OR LEASE



CLICK HERE FOR AERIAL VIDEO

PROPERTY HIGHLIGHTS



40,265 Total SqFt

- Located in City of Blue Ash minutes to I-71, I-75, I-275, and SR-126 (Ronald Reagan/Cross County)
- Dock and drive-in loading to suit including two (2) access points on Malsary Rd.
- Visibility and signage along Reed Hartman Highway and walking distance to [Blue Ash Summit Park](#)
- 137 parking spaces
- Newly remodeled and white-boxed warehouse area
- Sale Price: \$3,500,000 (\$87/SqFt)
- 100% HVAC throughout with 480-volt, 3-phase, 1,200 amps
- Lease Rate: \$9.95/SqFt NNN + approximately \$4.50/SqFt Operating Expenses/CAM
- Available for immediately occupancy

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PROPERTY DETAILS

Total SqFt:	40,265
Warehouse SqFt:	27,344
Office SqFt:	12,921
Acreage:	3.172 acres
Clear Height:	12'
Year Built:	1981
Type Construction:	Metal and masonry
Lighting:	LED's in warehouse
Column Spacing:	34'x34'
Dock door:	To Suit
Drive-in door:	To Suit

Sprinkler:	Wet system
Electrical Service:	480-volt, 3-phase, 1,200 amps
Heat:	100% HVAC throughout
Roof:	Rubber membrane (approximately 2013)
Truck court:	100'
Parking Lot:	137 spaces (98 with proposed new loading)
Restrooms:	Two (2) sets
Assessed Valuation:	\$1,537,030
Annual Property Taxes:	\$36,948
County Parcel ID's:	612-0120-0386-00
Zoning:	City of Blue Ash - Summit Park District (SPD)

PARCEL OUTLINE



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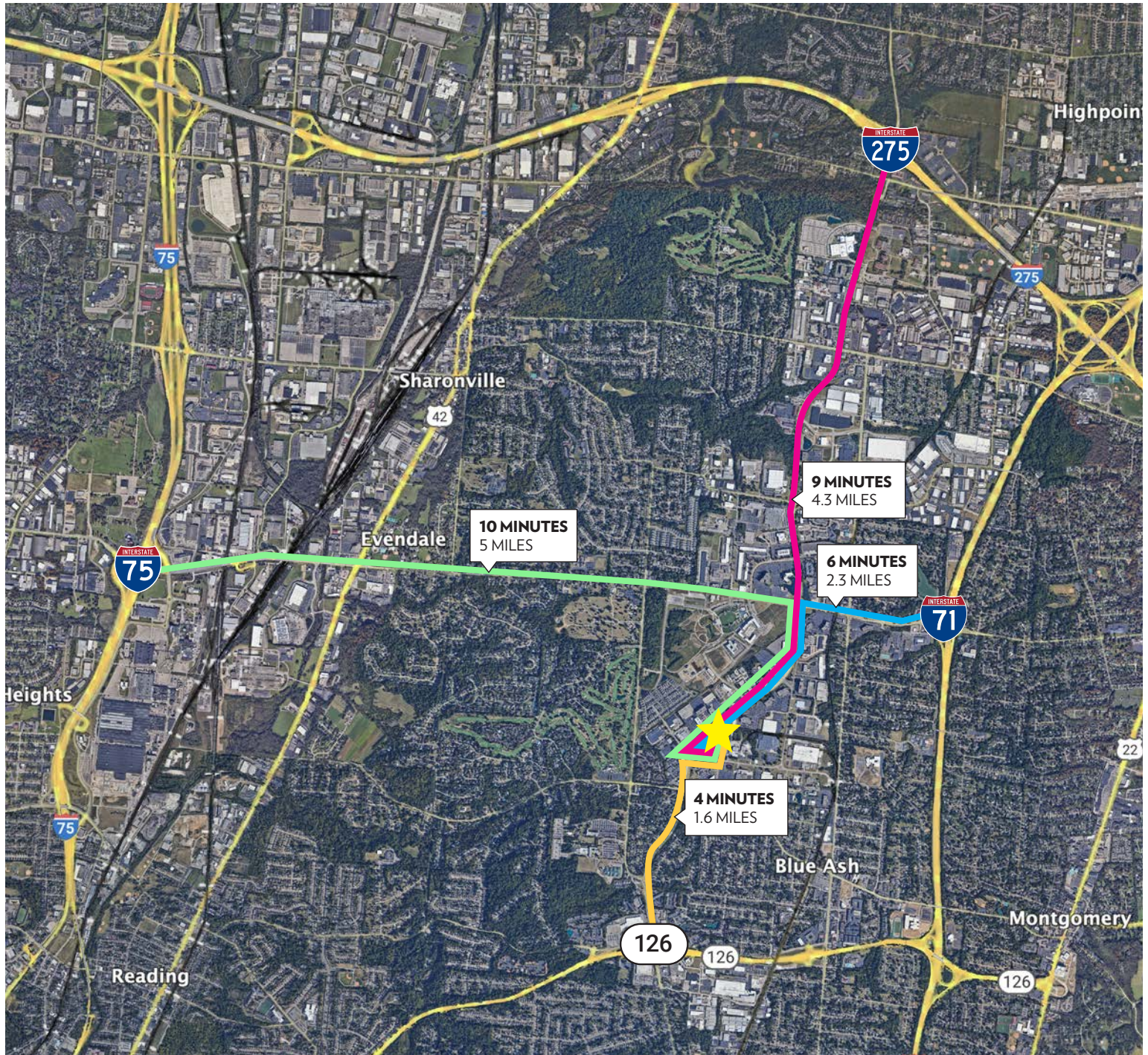
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DISTANCE MAP



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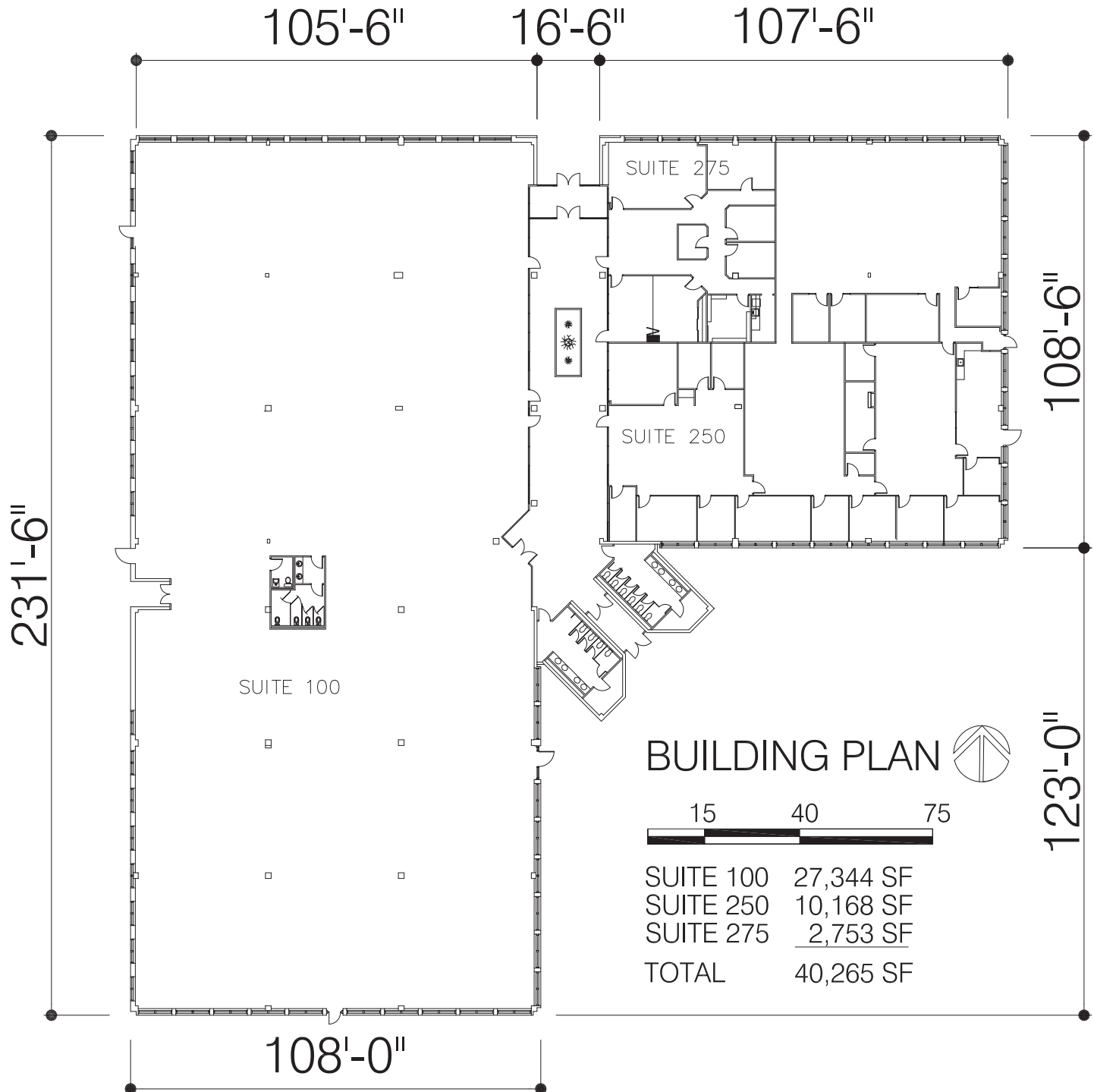
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FLOOR PLAN



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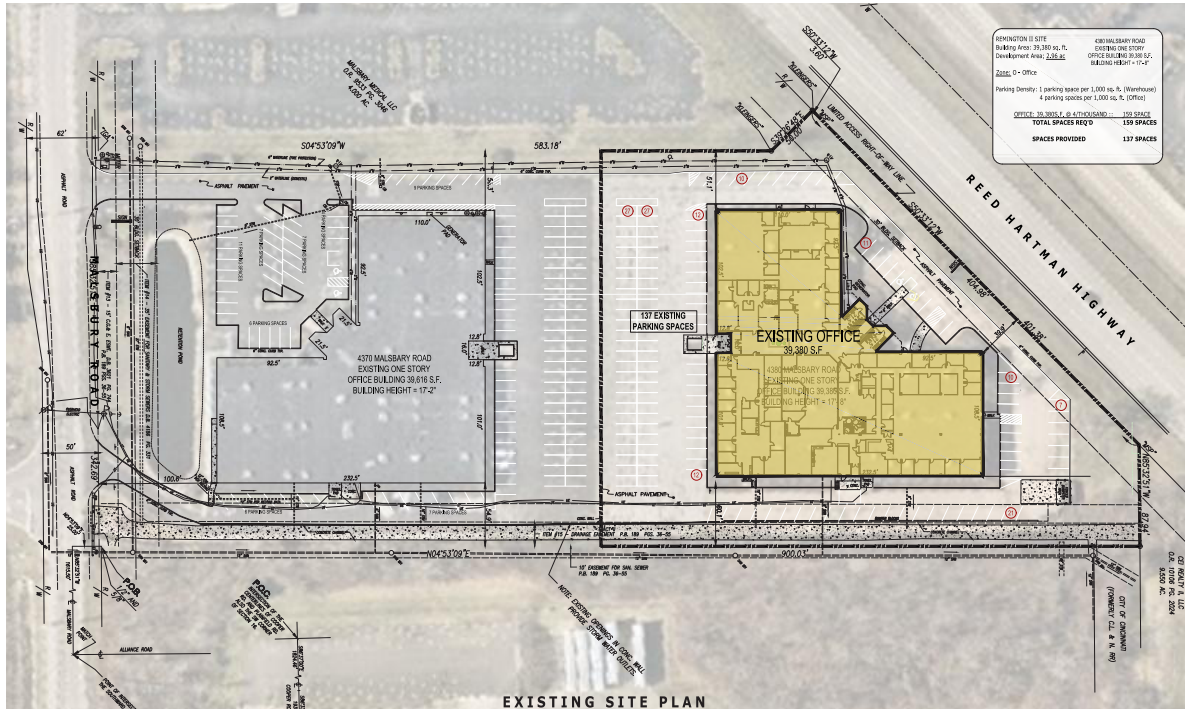
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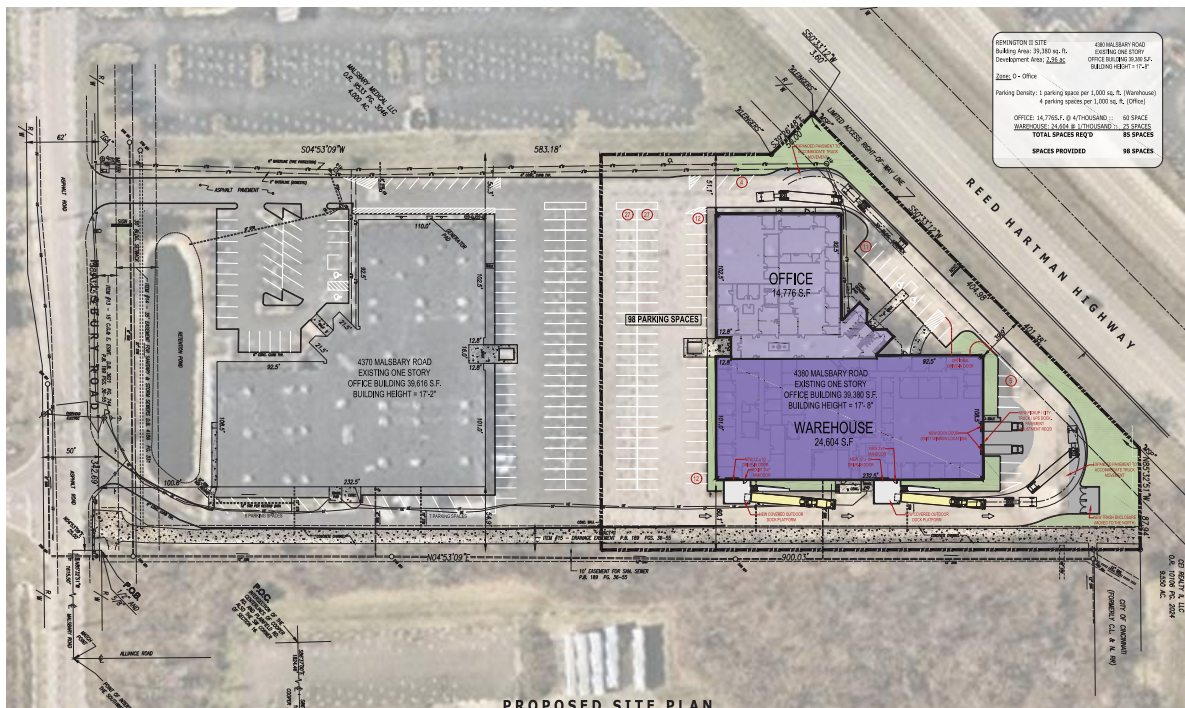
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SITE PLAN



EXISTING SITE PLAN



PROPOSED SITE PLAN

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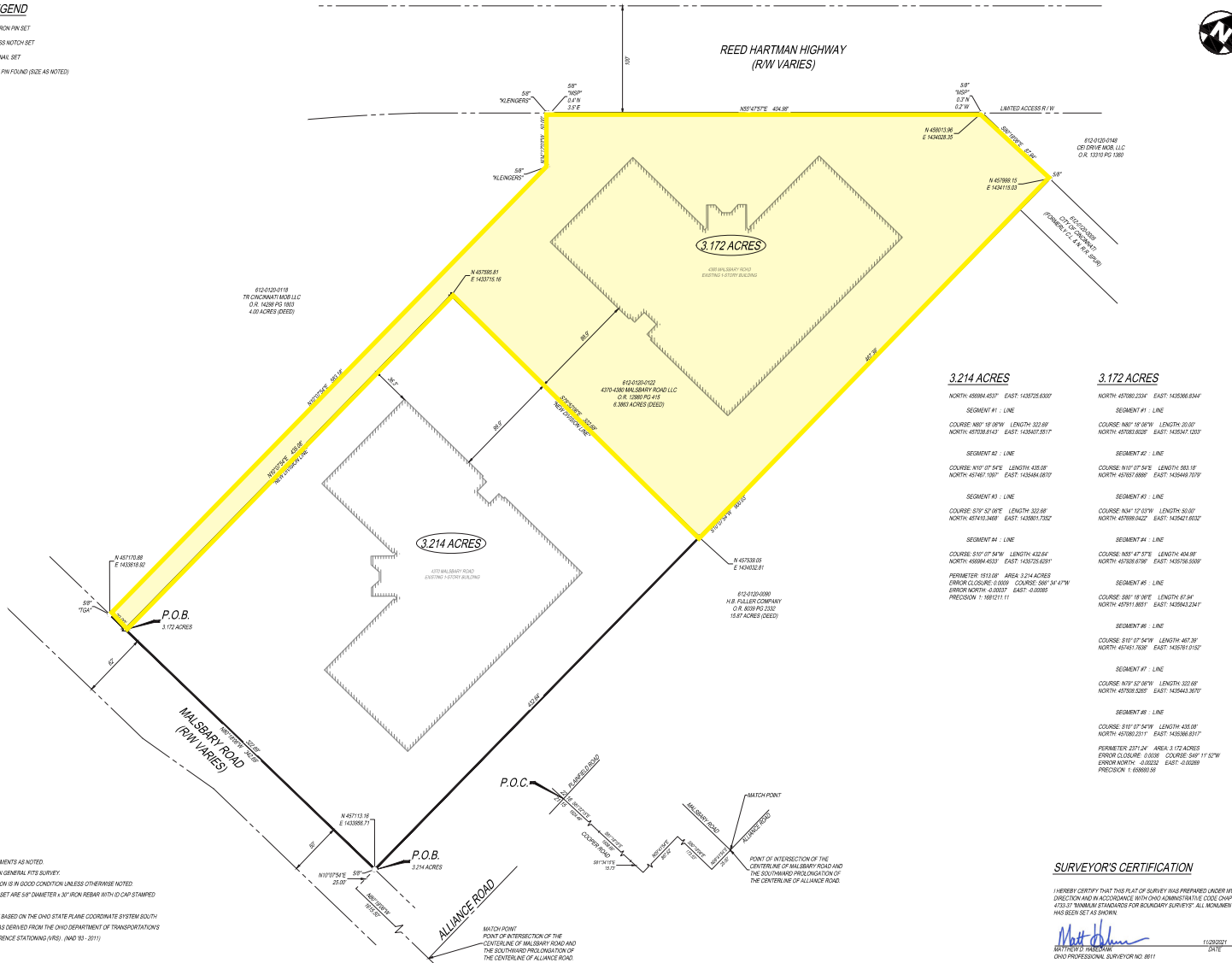


4380 MALSARY RD. BLUE ASH, OH

BOUNDARY SURVEY

LEGEND

- 5/8" IRON PIN SET
- CROSS NOTCH SET
- BRONZAL SET
- IRON PIN FOUND (SIZE AS NOTED)



NOTES:

- SOURCE DOCUMENTS AS NOTED.
- OCCUPATION IN GENERAL, FITS SURVEY.
- MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ALL IRON PINS SET ARE 5/8" DIAMETER X 30" LONG REBAR WITH ID CAP STAMPED "SQUFT".
- BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM SOUTH ZONE (OSPC), AS DERIVED FROM THE OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL REFERENCE STATIONING (VRS), (NAD 83 - 2011).

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED UNDER MY DIRECTION AND IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733.51, MINIMUM STANDARDS FOR BOUNDARY SURVEYS. ALL MONUMENTATION HAS BEEN SET AS SHOWN.

[Signature]
BRIFFLE D. HADEN
OHIO PROFESSIONAL SURVEYOR NO. 8811

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LOADING DOCK EXAMPLES



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PROPERTY PHOTOS



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