

FOR SALE/LEASE



9933

Alliance Road
BLUE ASH | OHIO

Cincinnati's largest
advanced manufacturing
facility situated on 14 acres
located in Blue Ash, Ohio

Consisting of 200,000 +/- SF industrial facility that is
expandable to 240,000 SF and can accommodate up to
50,000 SF of Office/R&D/Flex BTS.



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EXISTING INDUSTRIAL

- Owner willing to BTS/Lease/Sale
- 197,329 Total SF
- 14 +/- acres
- Divisible into multiple buildings
- All utilities at site
- Zoning Summit Park District
- 9 docks
- Rail served with 4 rail served doo

REDEVELOPMENT OPPORTUNITY

- 14+/- acres
- 197,329 SF expandable to 240,000 SF
- 8 Docks
- 2 Drive-Ins
- 22' clear height
- All utilities at site

BUILD-TO-SUIT OFFICE

- 50,000 SF
- 2-stories
- Abundant parking

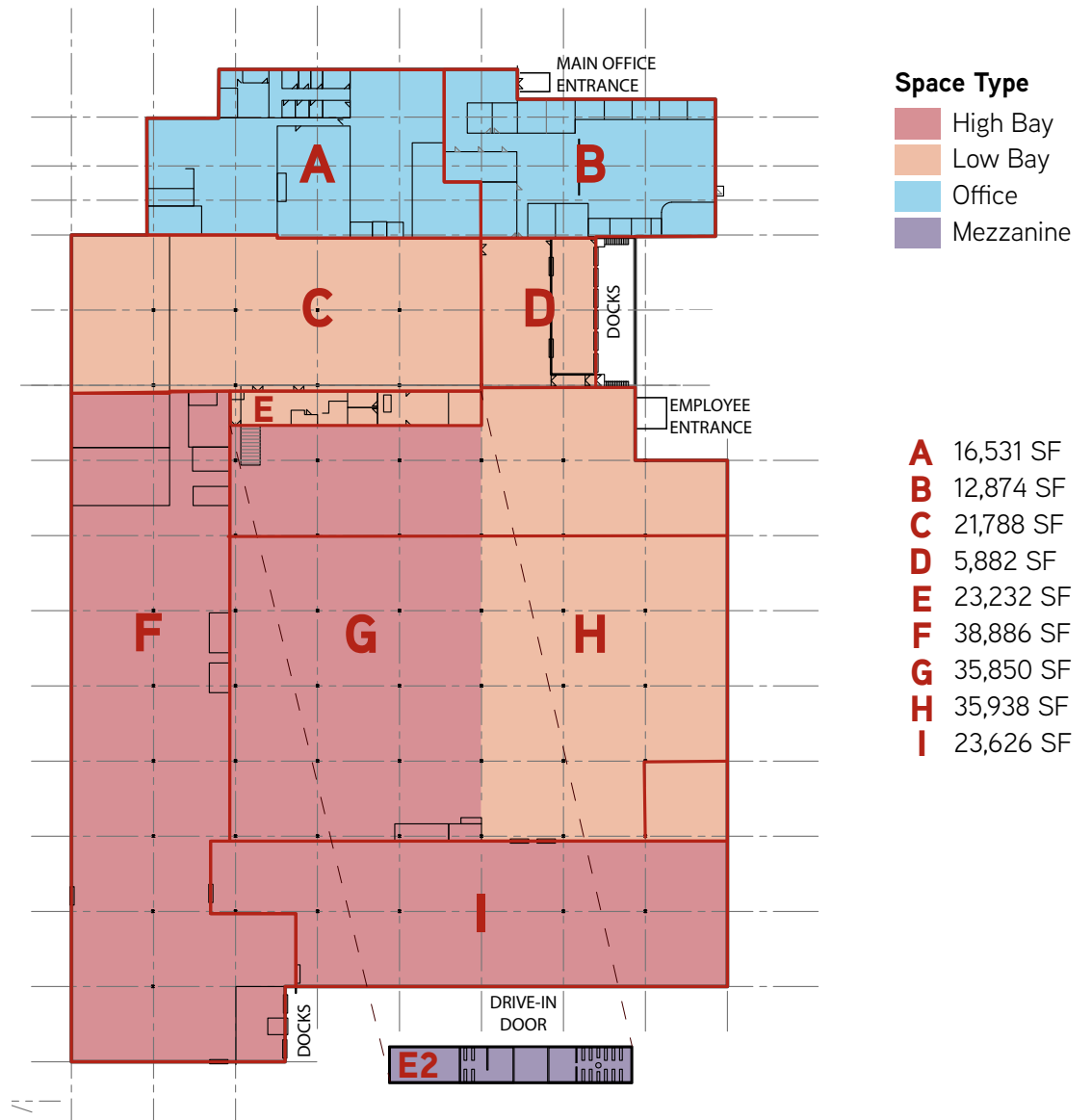


EXISTING INDUSTRIAL SPACE

- 197,329 Total SF
 - 29,405 SF office
 - 167,924 SF warehouse
- 14 +/- acres
- Divisible into multiple buildings
- All utilities at site
- Zoning Summit Park District
- 9 docks
- Rail served with 4 rail served doors

THE BUILDING

Greater Cincinnati lacks developable sites for advanced manufacturing. The 200,000 SF building “As Is” is ideal for advanced manufacturing highlighted by its flexibility in ceiling heights (14’, 18’ and 22’) and column spacing (44’ W x 48’ D); its accessibility to an active rail spur, which is crucial for production and shipment of materials, sets it apart from many competing properties. Furthermore, the site is enhanced by the public roadway improvements at the intersection of Malsbary and Alliance Roads.



REDEVELOPMENT OPPORTUNITY

The Property's history complements its future potential. The Property is highly adaptable given that it was originally constructed for a commercial print company that consisted of large scale printing systems and industrial machinery that required mostly open area and high ceilings.

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- Open Areas: Large column spacing provides for open areas and flexibility
- Heavy Power: Able to accommodate high consumption electrical users (4,500 Amps, 3-Phase)
- Ceiling Heights: Flexibility in ceiling heights allow for office, R&D and warehousing
- Reinforced Foundation: Crucial for advanced precision machinery
- Rail Spur: Important for production and shipment of materials
- Expansion Capability: 14 acres provides substantial future expansion capability
- Skilled Workforce: Blue Ash has a proven, skilled and educated workforce

ADAPTIVE RESUSE BENEFITS

- Cost savings
- Time-to-market
- Acceptable zoning
- Existing infrastructure
- Availability of incentives and sustainability credits
- Expansion ability





BUILT-TO-SUIT OPPORTUNITY

- 50,000 SF 2-story building
- Abundant parking
- Permitted Uses:
 - General Office
 - Medical
 - Office/Clinical
 - Research & Development
 - Educational, Trade & Vocational Training
 - Conference Center
 - Data Processing & Computer Center



WHY BLUE ASH?

Blue Ash is strategically positioned near the convergence of interstate highways I-75, I-71 and I-275, in the heart of Cincinnati's booming and affluent northeast suburbs. We are only 12 miles northeast of downtown Cincinnati, 27 miles northeast of the Cincinnati-Northern Kentucky International Airport and 44 miles south of Dayton.

Blue Ash's superior location makes it:

- Accessible to 20 major U.S. markets with 1 million+ population via a one-day interstate highway drive or a 90 minute flight
- A 20-minute drive to downtown Cincinnati's business district and cultural attractions
- A 35-minute drive to the Cincinnati/Northern Kentucky International Airport
- A 60-minute drive to the Dayton International Airport



12.2
MSF

Of Industrial space with a 1.9% overall vacancy

5.5+
MILLION

Square Feet of office space in Blue Ash (the largest suburban office market in the region)

40K+

Blue Ash employees

9

Blue Ash firms made the Inc. 5000 list of fastest growing privately owned companies in 2016

2,300+

Blue Ash companies, ranging from entrepreneurs and small businesses to Fortune® 500 firms, industry leaders, and foreign-owned enterprises

#2

Greater Cincinnati is one of the top places in the nation where start-ups thrive (CNN Money) because of its world-class incubators, accelerators and funding sources

#1

Greater Cincinnati has the lowest business operating costs in the nation of all cities with populations of two million or more (KPMG Competitive Alternatives Study, 2012)

0%

State taxes on profits, new machinery and equipment, inventory, and out-of-state sales in Ohio



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