

Industrial | For Lease

CBRE

3000 Kenskill Ave

Washington Court House, OH 43160

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NOW UNDER NEW OWNERSHIP

±277,992 SF Property on 34.4 Acres Available For Lease





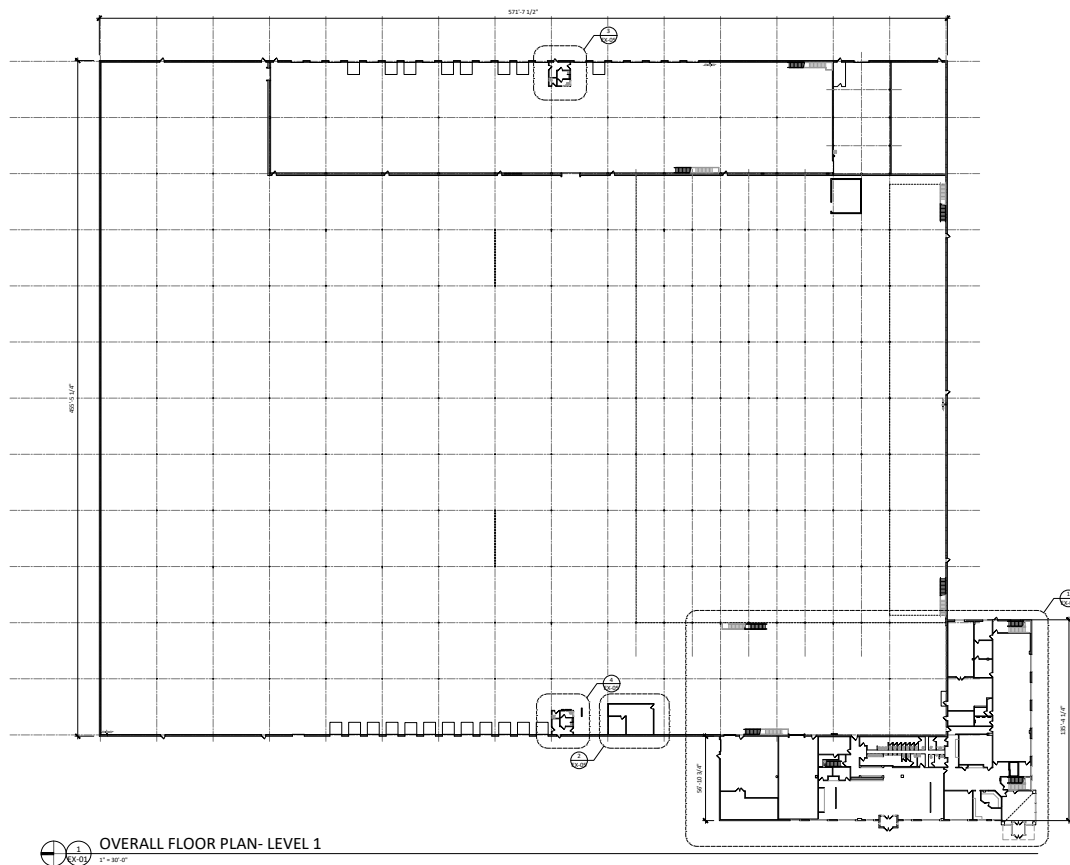
Property For Lease

About 3000 Kenskill Avenue:

- Adequate office space for corporate and manufacturing operations
- Abundant automobile parking
- ±19 Acres excess land for development or expansion
- Access to US-35 & US-62
- Cross dock configuration
- Fully air-conditioned warehouse

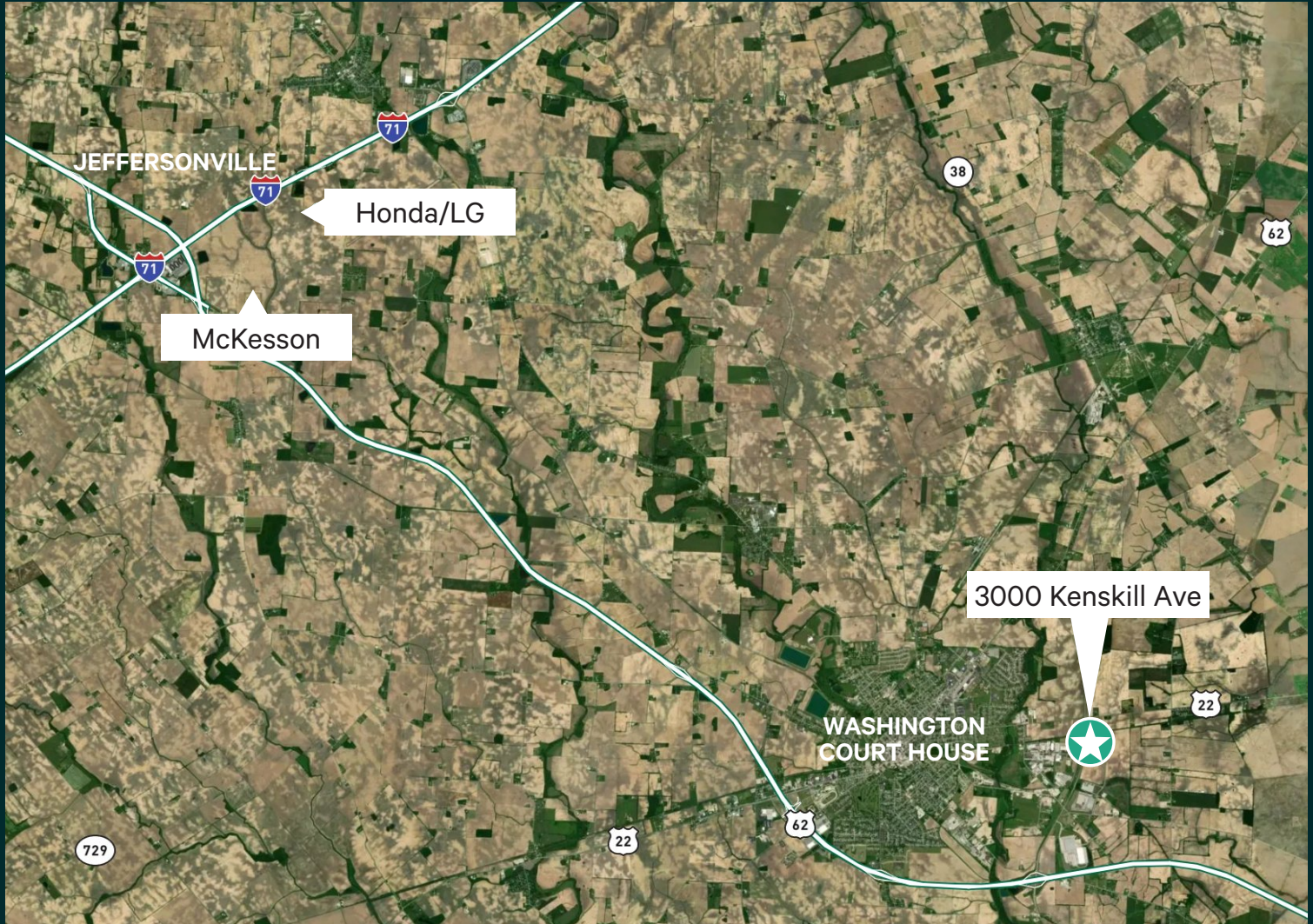
Property Details

Building Size	±277,992 Sq. Ft (455'Wx 571'D)
Site Size	±34.44 Acres
Lease Rate	Contact Broker for Pricing
Zoning	LI – Light Industrial
Year Built	1995
Clear Height	29' – 31.3'
Column Spacing	40'W x40'D
Office Size	±30,000 Sq. Ft Finished Office on 2 floors
Dock Doors	21 Dock Doors East Wall (Rear), 12 Dock Doors & a compactor door on West Wall (Front)
Drive-ins	1 – 8' x 10'
Lighting	T5/LED Motion Sensored
Car Parking	±185 cars
Trailer Parking	±19 Acres Expansion Land Available for Future Trailer Parking (As Needed)
Fire Suppression	Wet
Power	2,500 Amps/480 Volt
Construction Type	Precast Concrete Tilt-up



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Prime Location near the new Honda/LG facility:

Honda and LG Energy Solution has broken ground on a new $\pm 2,000,000$ Sq. Ft EV Battery Facility in Fayette County, near the City of Jeffersonville. The plant will create approximately 2,200 jobs and plans to be completed at the end of 2024.

Location Access:

± 13 Mi
to Honda/LG Plant

± 14 Mi
to I-71

± 40 Mi
to Columbus, OH

± 52 Mi
to Dayton, OH

± 80 Mi
to Cincinnati, OH

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