



Accelerating success.

Cornell Commerce Center

4514-4570 Cornell Road & 11251-11271 Williamson Rd
Cincinnati, OH 45241

Offers easy access to I-71 & I-275 and numerous amenities nearby.

Erin Casey, Sior

Senior Vice President
+1 513 562 2225
erin.casey@colliers.com

Andrew Jacob

Associate Vice President
+1 513 562 2254
andrew.jacob@colliers.com

John Gartner, III, Sior

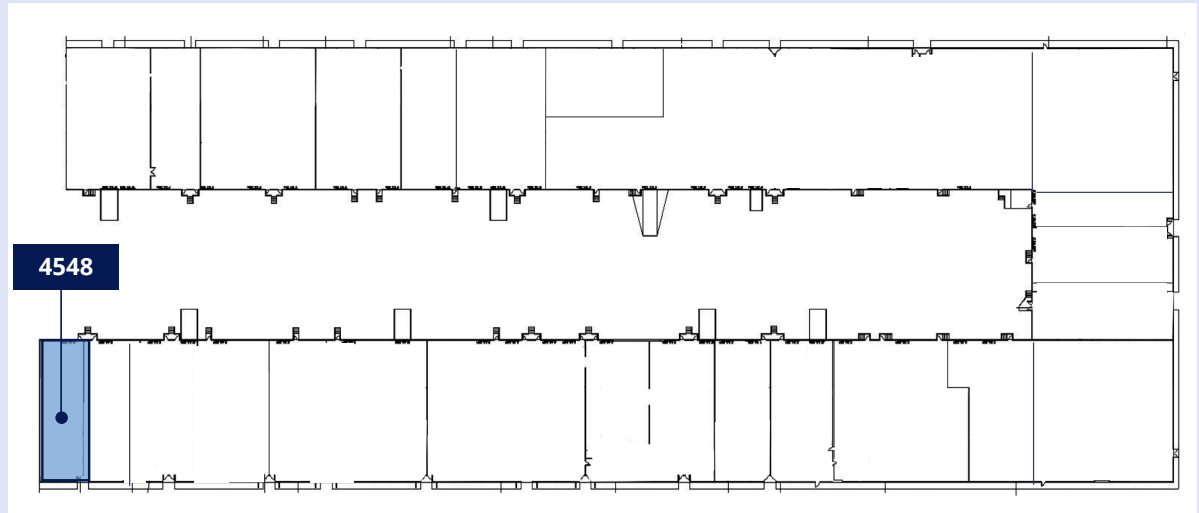
Executive Vice President
+1 513 562 2207
john.gartner@colliers.com

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

AVAILABLE SUITES

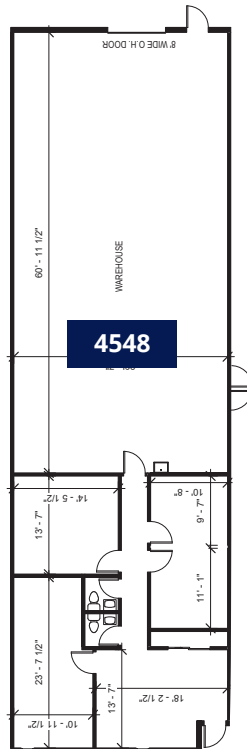
4514-4570 Cornell Rd, **Suite 4548**

- 3,000 SF Total
- 1,200 SF Office
- 1,800 SF Warehouse
- 1 Dock
- 16'-18' Clear height
- Lease Rate: \$8.75/SF
- OPEX: \$2.35/SF

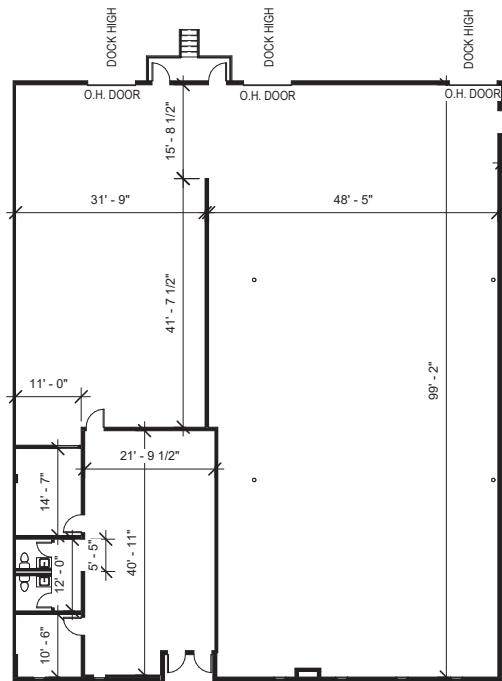
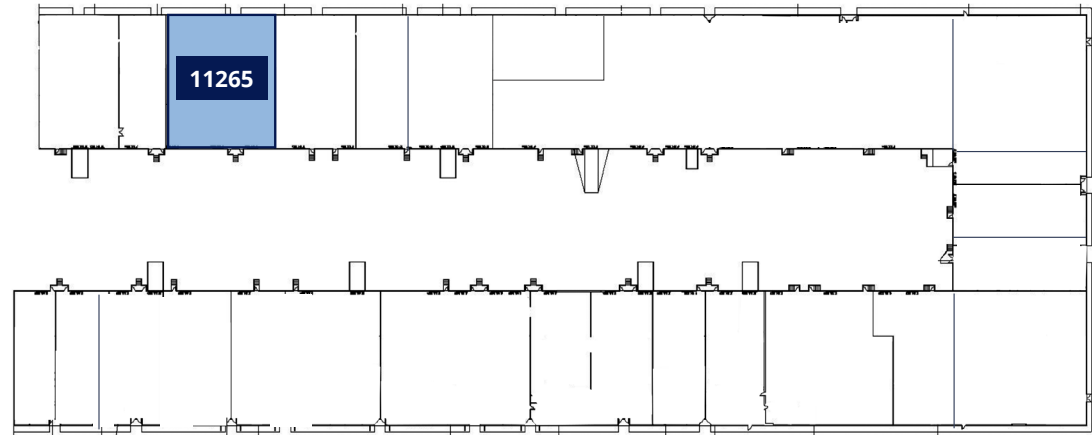


Suite 4548

- 3,000 SF Total
- 1,200 SF Office
- 1,800 SF Warehouse
- 1 Dock



- 8,043 SF Total
- 1,300 SF Office
- 6,743 SF Warehouse
- 3 docks
- 16'-18' Clear height
- Lease Rate: \$8.75/SF
- OPEX: \$2.35/SF





Blue Ash, Ohio

Located just 20 minutes north of Downtown Cincinnati, Blue Ash offers a unique blend of small town charm, top-rated amenities, major employers, and big city access. Recently ranked as the third top city in Ohio for amenities, Blue Ash has a long list of great restaurants, free summer concerts, annual festivals that attract more than 300,000 people. Its top-ranked schools, superior parks and recreation, outstanding cultural and entertainment events and a thriving business community make Blue Ash the ideal place to live, work and visit.

Demographics



139,472

Population



141,905

Population Projection



98,263

Education



\$112,673

Household Income



\$138,793

Income Projection



181,800

Total Employees

Erin Casey, Sior
Senior Vice President
+1 513 562 2225
erin.casey@colliers.com

Andrew Jacob
Associate Vice President
+1 513 562 2254
andrew.jacob@colliers.com

John Gartner, III, Sior
Executive Vice President
+1 513 562 2207
john.gartner@colliers.com

191 Rosa Parks St | Suite 501
Cincinnati, OH 45202
P: +1 513 721 4200

