

312 Walnut Street, Suite 3030 Cincinnati, OH +1 513 241 4600 www.jll.com/cincinnati



53,210 s.f. available for lease

6245 Creek Road Blue Ash, OH 45242 Hamilton County, Ohio

Mark G. Volkman, SIOR Senior Vice President +1 513 252 2123 mark.volkman@am.jll.com





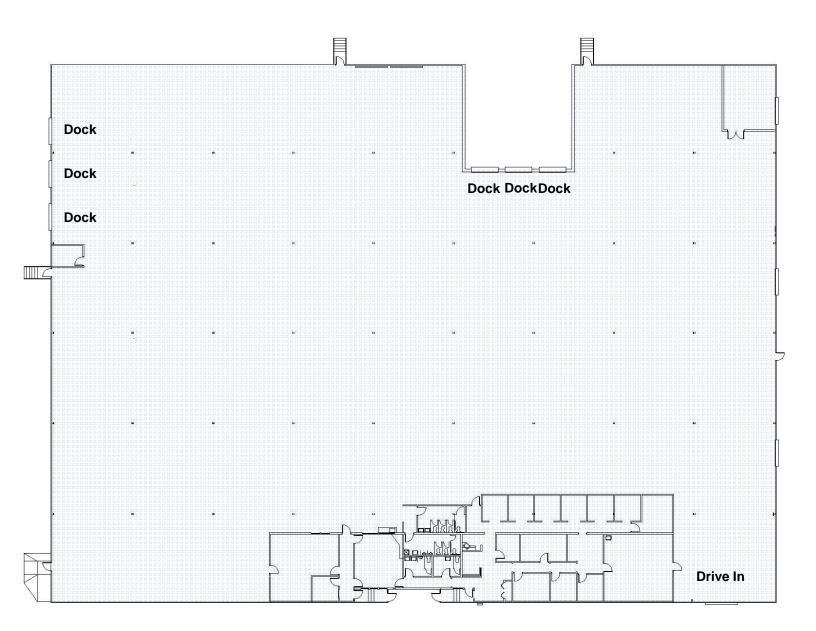
## **Property Highlights**

53,210 s.f. office / warehouse/ manufacturing building for lease

- Single tenant building
- Private 24/7 access
- Private restrooms
- Tenant controlled heat & air-conditioning
- Easy access to I-71 via Pfeiffer Rd
- Close to many area amenities
- Front parking / rear & side loading
- Great Blue Ash. Location
- Rear outside storage available

## **Property Statistics**

- 5,150 s.f. Office
- 48,060 s.f. Warehouse
- 20' clear height
- 30' x 32' column spacing
- Six (6) dock doors three (3) side & three (3) rear
- 12' x 14' Drive in Door
- 43 auto parking spaces
- Metal Halide lighting
- M-4 Light Industrial zoning
- 2,000 amps / 480v power





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