



FOR SALE & LEASE

5000 Creek Rd
Blue Ash, OH 45242

Complete building renovation!

- Office updates include: new flooring, paint, lights, and remodeled restrooms
- Warehouse updates include: LED lights, insulation, gas-fired heating units, and remodeled restrooms
- Repaired roof and parking lot

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Property Highlights

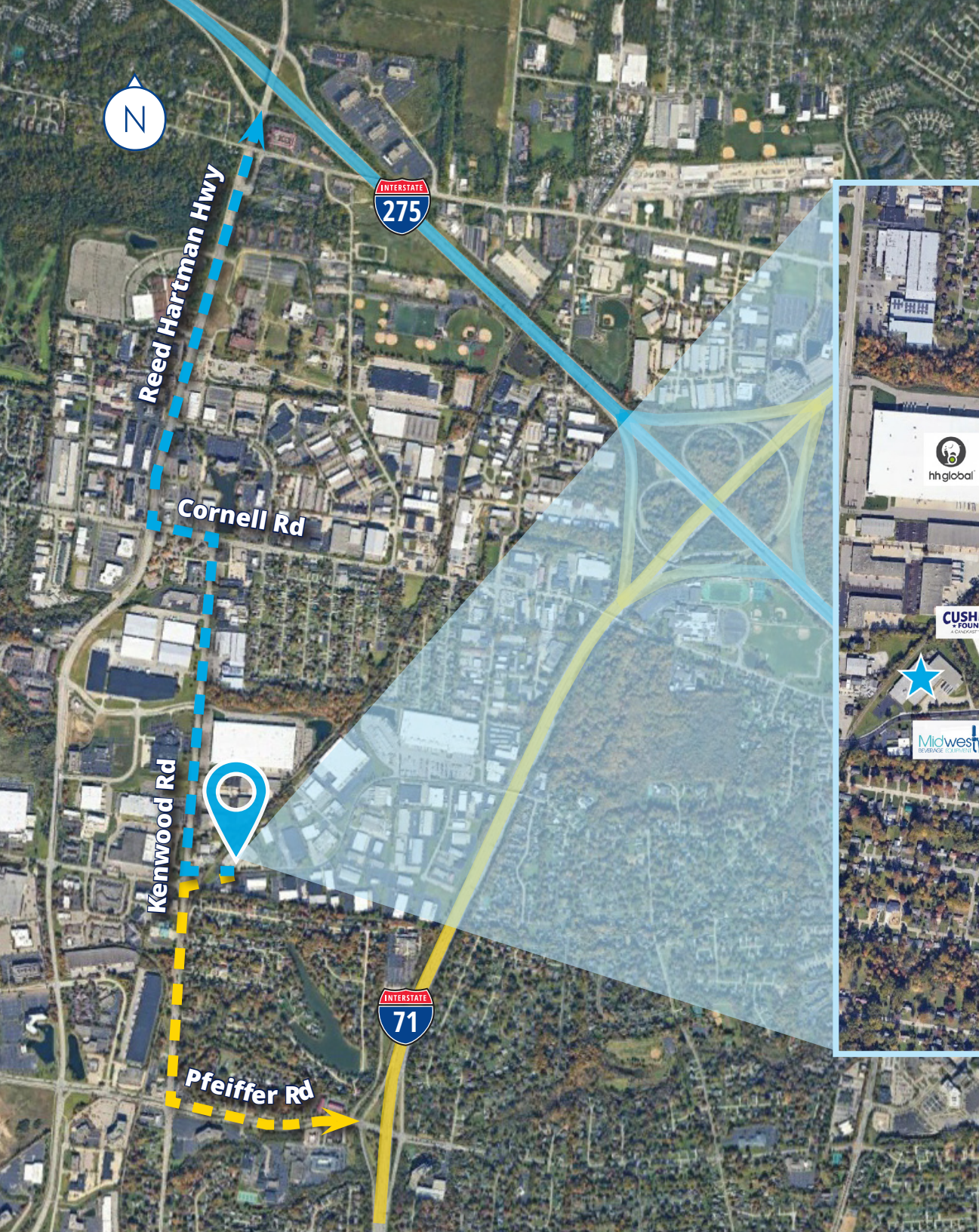
Total SF	69,278
Office SF	5,479
Acres	4.95
Zoning	BAN (Blue Ash North)
Year Built	1969
Construction	Masonry & metal
Docks	7 [5 (8'x10'); 1 (8'x12'); 1 (12'x10')]
Drive-ins	1 (8'x10')
Clear Height	12.5'-20.5'
Column Spacing	44' x 23.5'
Parcel #	061201410019
Parking	25 auto spots
Roof	Metal
Power	240v; 3-phase; 3,000 + amps
Lighting	LED
Heat	Gas-fired heating units
Sprinkler	Wet
Highway Distance	1.1 miles to I-71

Lease Rate	\$6.25/SF + \$1.16/SF (Est. OPEX)
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Sale Price	\$5,390,000 (\$78/SF)
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Location





CONTACT US

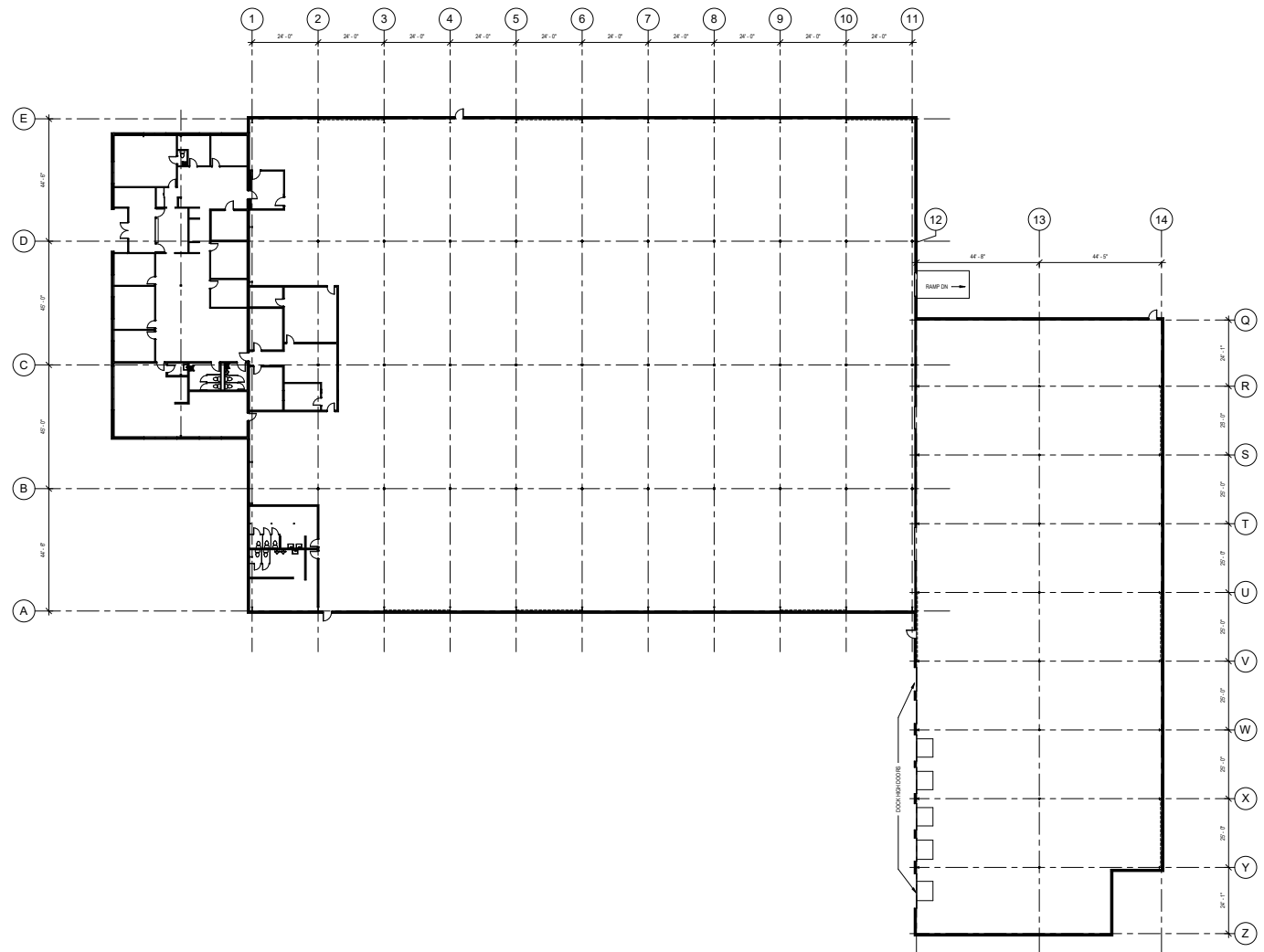
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Floor Plan



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