

4440 CREEK RD
BLUE ASH, OH 45242

CURÖ•BRKG



**143,000 SF AVAILABLE
FOR PRE-LEASING**

PROPERTY DETAILS:

Year Built:	2025
Concrete Truck/Trailer Parking:	Numbers of Spaces To Suit
Asphalt Parking:	53 Spaces (Expandable)
Acres:	17.015
Construction:	Tilt-Up Concrete
Clear Height:	32'
Column Spacing:	50' x 50'
Drive In Doors:	2 - 12' x 16'
Electric:	480V/3-phase/1,200 amps
Lighting:	LED
Roof:	45 mil Mechanically Fastened
Sprinklers:	ESFR
Heat:	80-20 Air Rotation
Offices:	To Suit
Restrooms:	To Suit

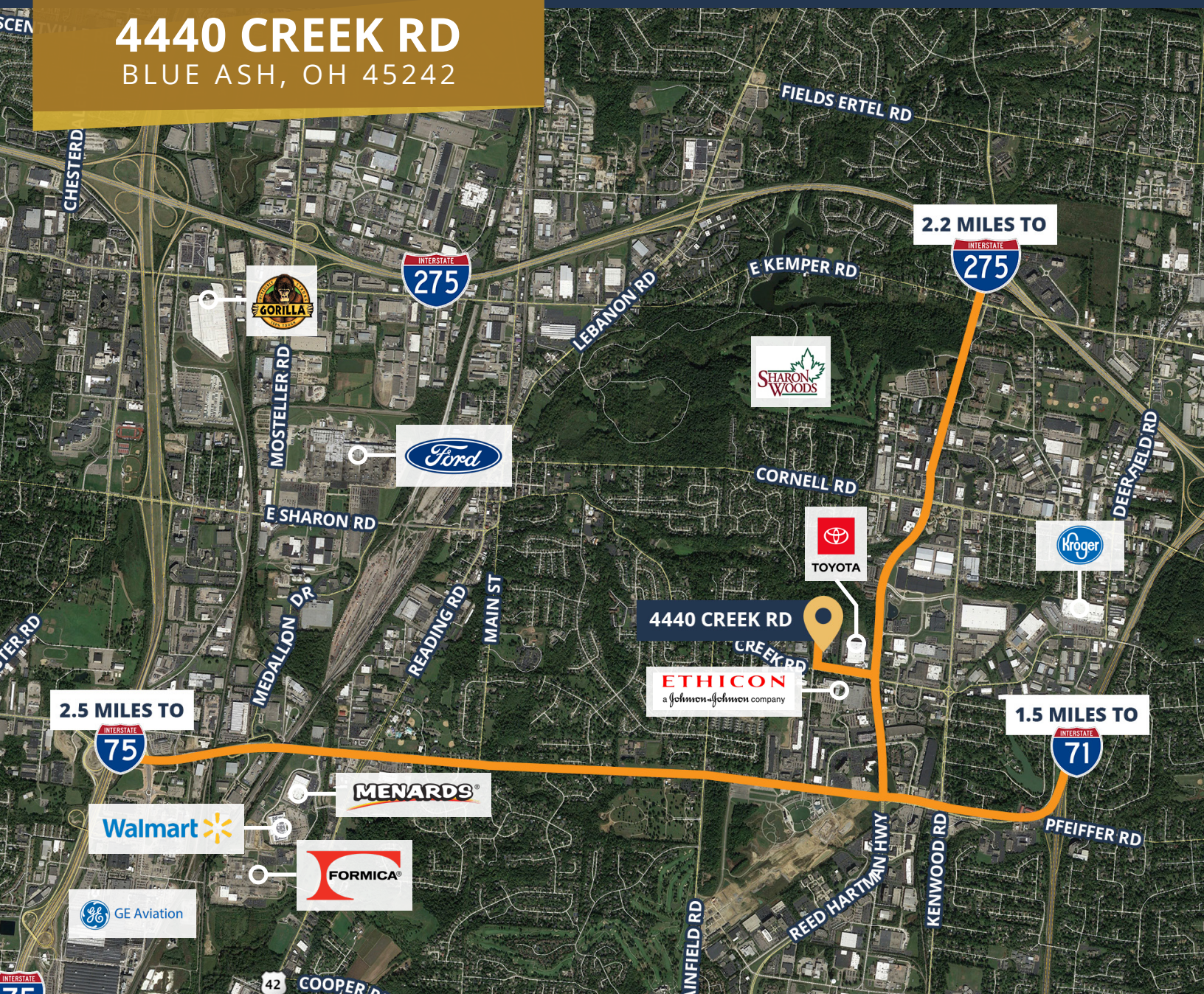
CUROBRKG.COM

JARED PAFF | JARED.PAFF@CUROBRKG.COM | 847.274.1444

© 2024 CURO BRKG. All rights reserved. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CURO BRKG and the CURO BRKG logo are service marks of CURO BRKG. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

4440 CREEK RD

BLUE ASH, OH 45242



CLASS A
Industrial Space



Space is divisible up to
40,000 SF



Situated upon a
17+ ACRE SITE



SINGLE OR MULTI
tenant

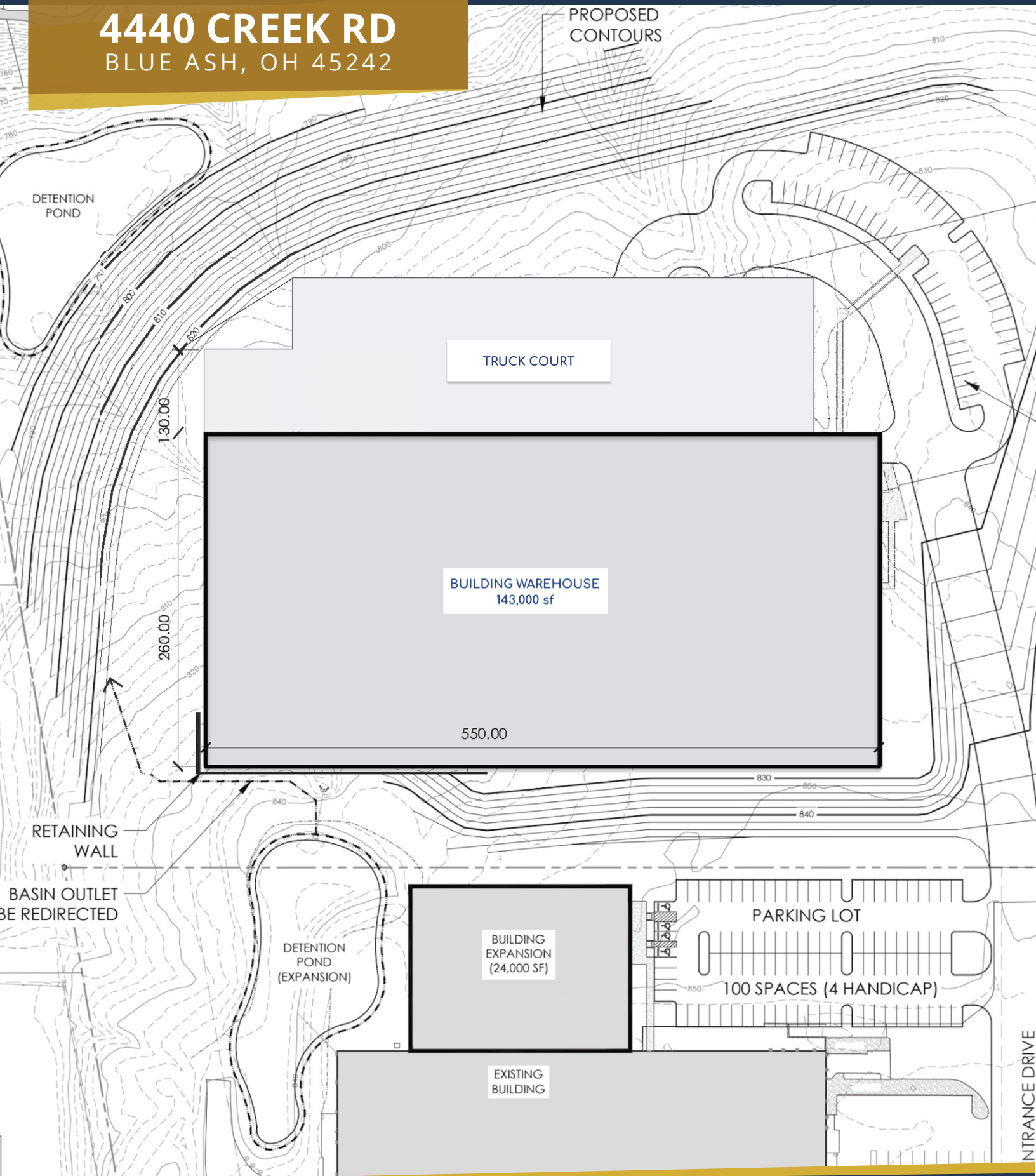
CUROBRKG.COM

JARED PAFF | JARED.PAFF@CUROBRKG.COM | 847.274.1444

© 2024 CURO BRKG. All rights reserved. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CURO BRKG and the CURO BRKG logo are service marks of CURO BRKG. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

4440 CREEK RD

BLUE ASH, OH 45242



CUROBRKG.COM

JARED PAFF | JARED.PAFF@CUROBRKG.COM | 847.274.1444

© 2024 CURO BRKG. All rights reserved. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CURO BRKG and the CURO BRKG logo are service marks of CURO BRKG. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.