



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

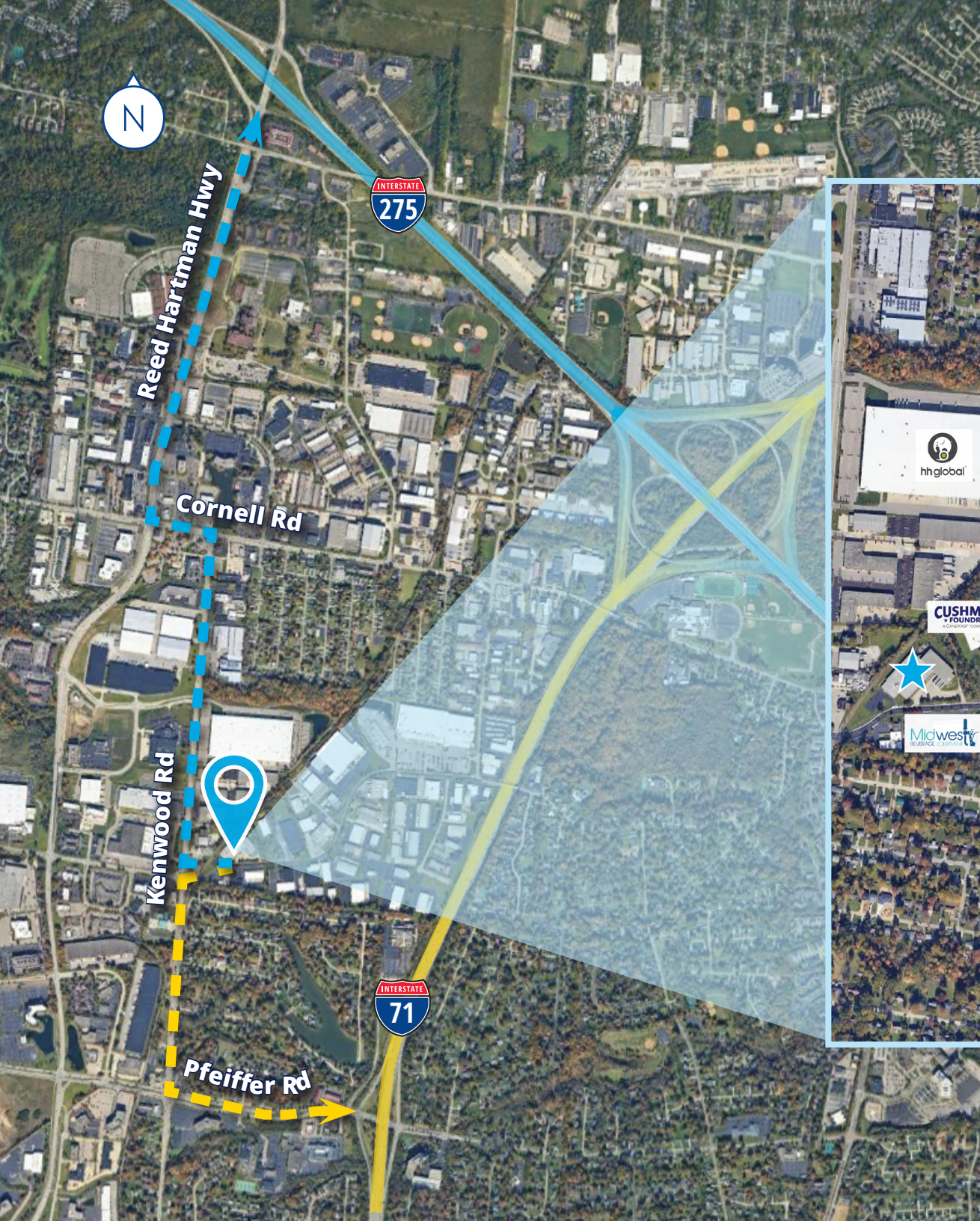
|                  |   |
|------------------|---|
| Total SF         | 69,278                                  |
| Office SF        | 5,479                                   |
| Acres            | 4.95                                    |
| Zoning           | BAN (Blue Ash North)                    |
| 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)**

**Sale Price**     **\$5,390,000 (\$78/SF)**



Location





# Floor Plan

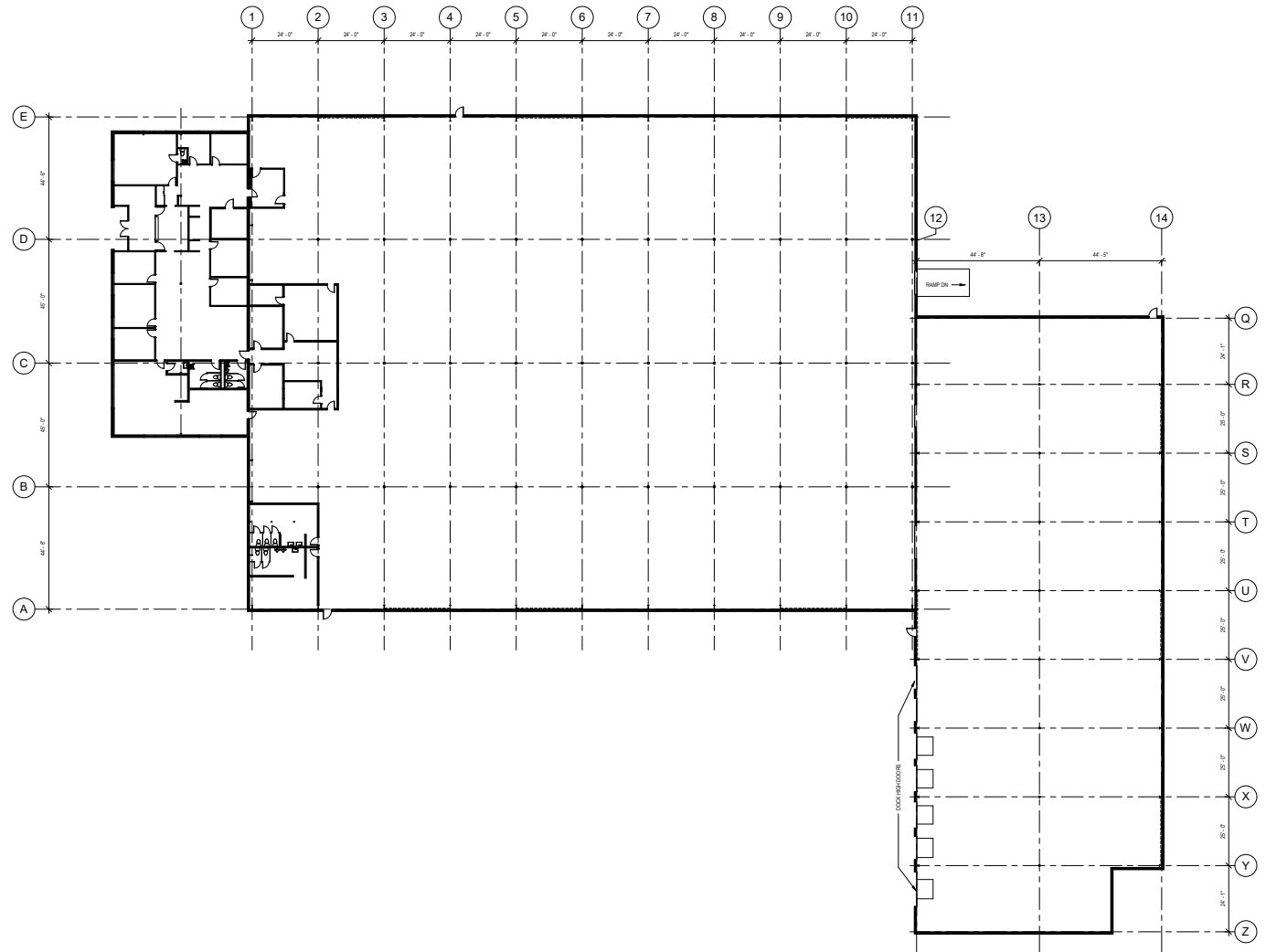
## CONTACT US

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