



# For Lease

5481 Creek Rd.  
Blue Ash, OH 45242

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- 52,106 s.f. available
- Move in ready
- Excellent visibility
- Located 1.2 miles to Interstate 71
- Lease rate: \$7.50 / s.f. nnn
- Opex: \$1.47 / s.f.



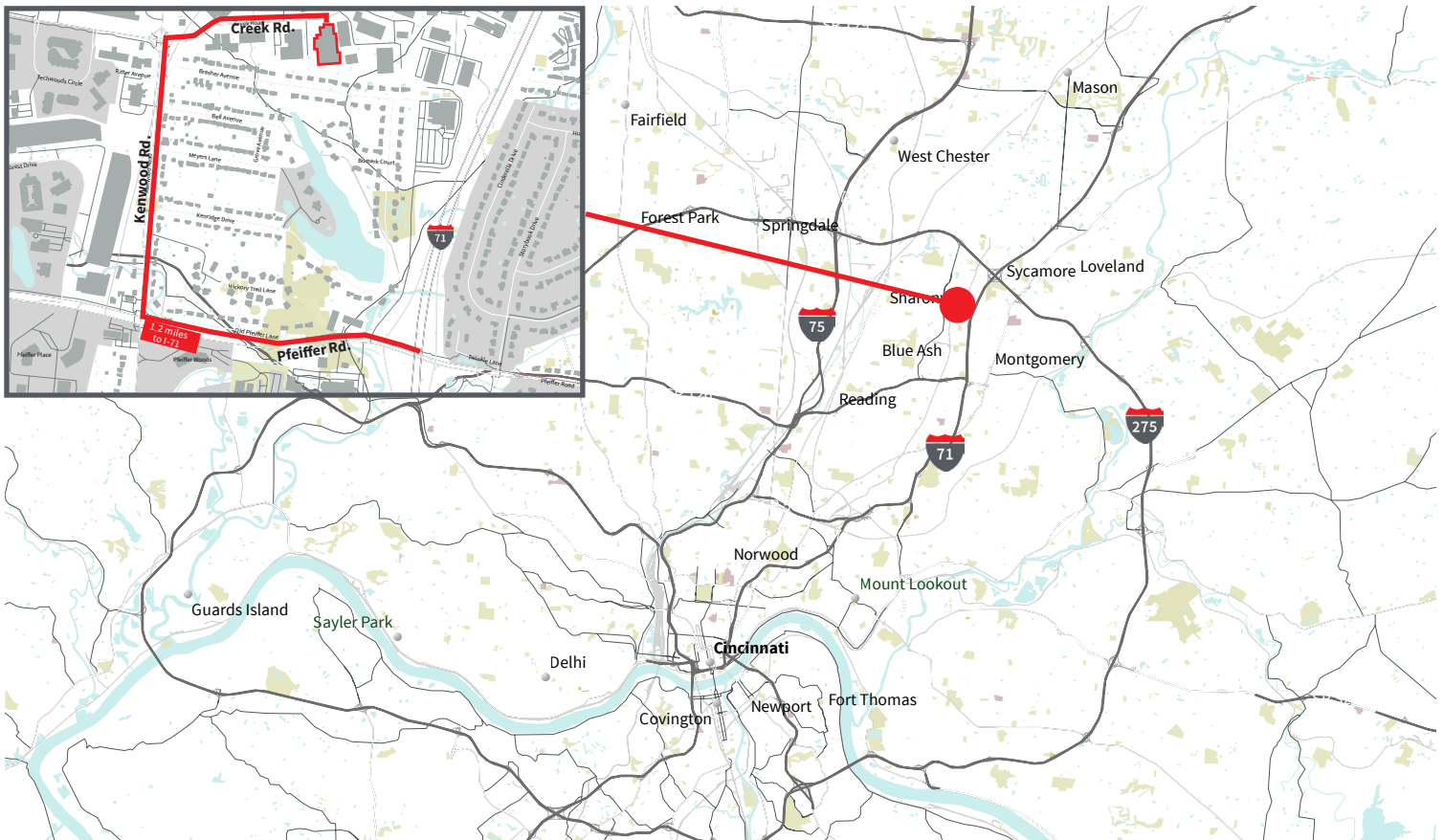


# Building highlights

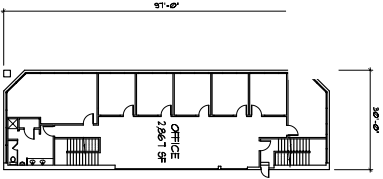
Total s.f.: 52,106 s.f.  
Office s.f.: 20,037 s.f.  
Zoned: Blue Ash North District (BAN)  
Clear height: 20'  
Sprinklered: Wet  
Power: 800a/3Phase/120-208v  
Docks: 4  
Drive-ins: 1  
Columns: 30' x 45'  
Lighting: LED  
Clerestory windows in warehouse



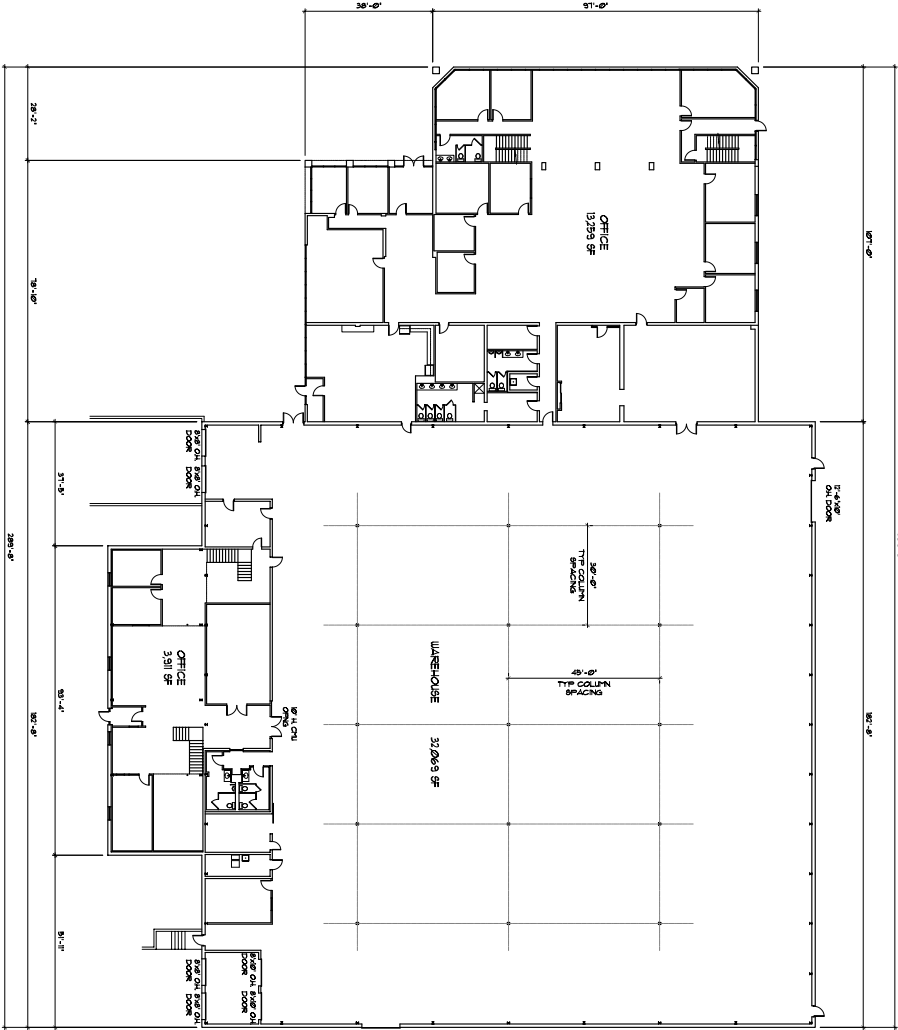
# Location



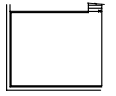
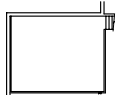
# Floorplan



SECOND FLOOR PLAN  
SCALE 1/8" = 1'-0"



FLOOR PLAN  
SCALE 1/8" = 1'-0"



MEZZANINE FLOOR PLANS  
SCALE 1/8" = 1'-0"

