

FOR SALE

5570 CREEK ROAD

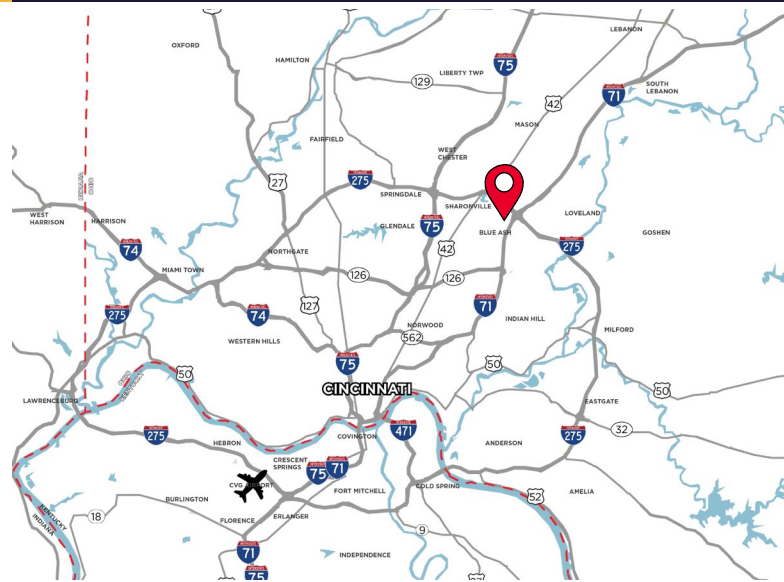
CINCINNATI, OH 45242



INDUSTRIAL BUILDING

SALE PRICE: \$2,950,000 (\$59/SF)

- 49,750 SF Total
- 21,000 SF Office/Low Bay
- 28,750 SF High Bay
- 2.9 Acres
- (2) Dock Doors
- (2) Drive-in Doors
- 16' Clear - High Bay



For more information, contact:

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| | |
|-----------------|-----------------------|
| JURISDICTION | Blue Ash, OH |
| COUNTY | Hamilton |
| ZONING | BAN (Blue Ash North) |
| AVAILABLE SIZE | 49,750 SF (250'x199') |
| OFFICE/ LOW BAY | 21,000 SF |
| HIGH BAY | 28,750 SF |
| YEAR BUILT | 1968 |
| ACRES | 2.9 Acres |
| CONSTRUCTION | Brick & Block |
| ROOF | TBD |
| LIGHTING | Fluorescent |

| | |
|----------------|--|
| DOCK DOORS | (2) Dock Doors (8'x10') |
| DRIVE-IN DOORS | (2) Drive-in Doors (14'x14') & (10'x12') |
| SPRINKLER | Partial Wet System - High bay & portion of low bay |
| POWER | 1200 amp @ 480v & 800 amp @ 120v |
| HVAC | Gas Fired Unit Heaters |
| UTILITIES | |
| ELECTRIC | www.duke-energy.com |
| GAS | www.duke-energy.com |
| WATER | www.cincinnati-oh.gov |
| SEWER | www.cincinnati-oh.gov |
| TELEPHONE | TBD |

TRUCK COURTS

| | |
|-----------|-----------------------------------|
| EAST SIDE | 60' to Property line, 80' to road |
| WEST SIDE | 94' to 140' |
| PARKING | ±50 Spaces |

COUNTY INFORMATION

| | |
|---------------|-------------------------|
| PARCEL ID | 612-141-0020-00 |
| COUNTY VALUES | \$1,622,830 (2024) |
| ANNUAL TAXES | \$37,828.44 (\$0.74/SF) |

LOW BAY SPECS

| | |
|----------------|----------------------|
| SIZE | 21,000 SF (250'x84') |
| COLUMN SPACING | TBD |
| CLEAR HEIGHT | 12' |

HIGH BAY SPECS

| | |
|----------------|-----------------------|
| SIZE | 28,750 SF (250'x115') |
| COLUMN SPACING | 38'x42' |
| CLEAR HEIGHT | 16' |

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PHOTOS



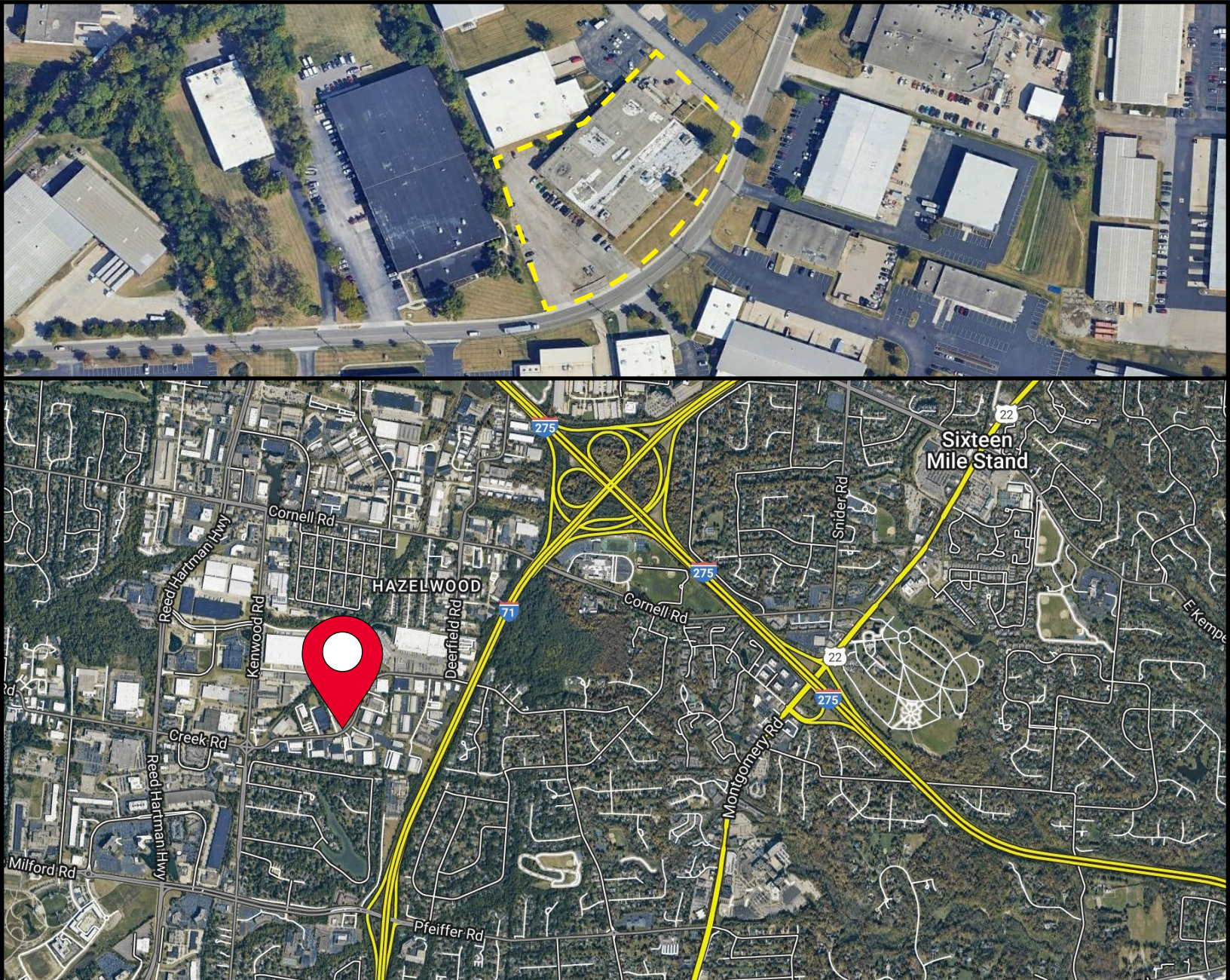
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AERIAL LOCATION



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