

FOR LEASE

6245 CREEK ROAD

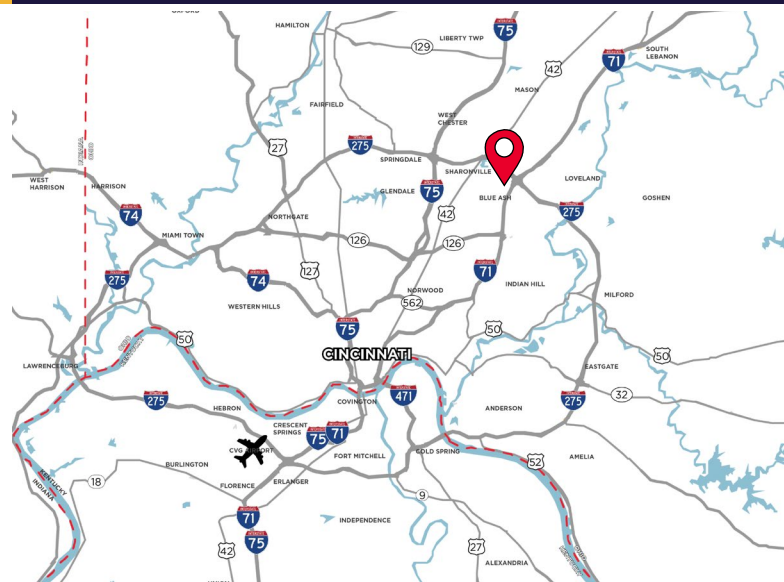
BLUE ASH, OH 45242



OFFICE/WAREHOUSE

LEASE RATE: NEGOTIABLE

- 53,210 SF Available!
- 5,150 SF Office
- 20' Clear Height
- (6) Dock Doors
- (1) Drive-in Door
- Available 7/1/2026



For more information, contact:

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COUNTY	Hamilton County	DOCK DOORS	(6) Dock Doors
AVAILABLE SIZE	53,210 SF	DRIVE-IN DOORS	(1) Drive-in Door
OFFICE SIZE	5,150 SF	ELECTRIC	800 Amps
WAREHOUSE SIZE	47,889 SF	HVAC	RTU & Gas Fired Unit Heaters
YEAR BUILT	1971	UTILITIES	
ACRES	2.6 Acres	ELECTRIC	www.duke-energy.com
ZONING	I-Industrial	GAS	www.duke-energy.com
CLEAR HEIGHT	20'	WATER/SEWER	www.cincinnati-oh.gov
COLUMNS	30' x 32'	TELEPHONE/DATA	www.altafiber.com
FIRE SUPPRESSION	Wet System	OPEX (2026)	\$1.68/SF
ROOF	Built Up		

AERIAL



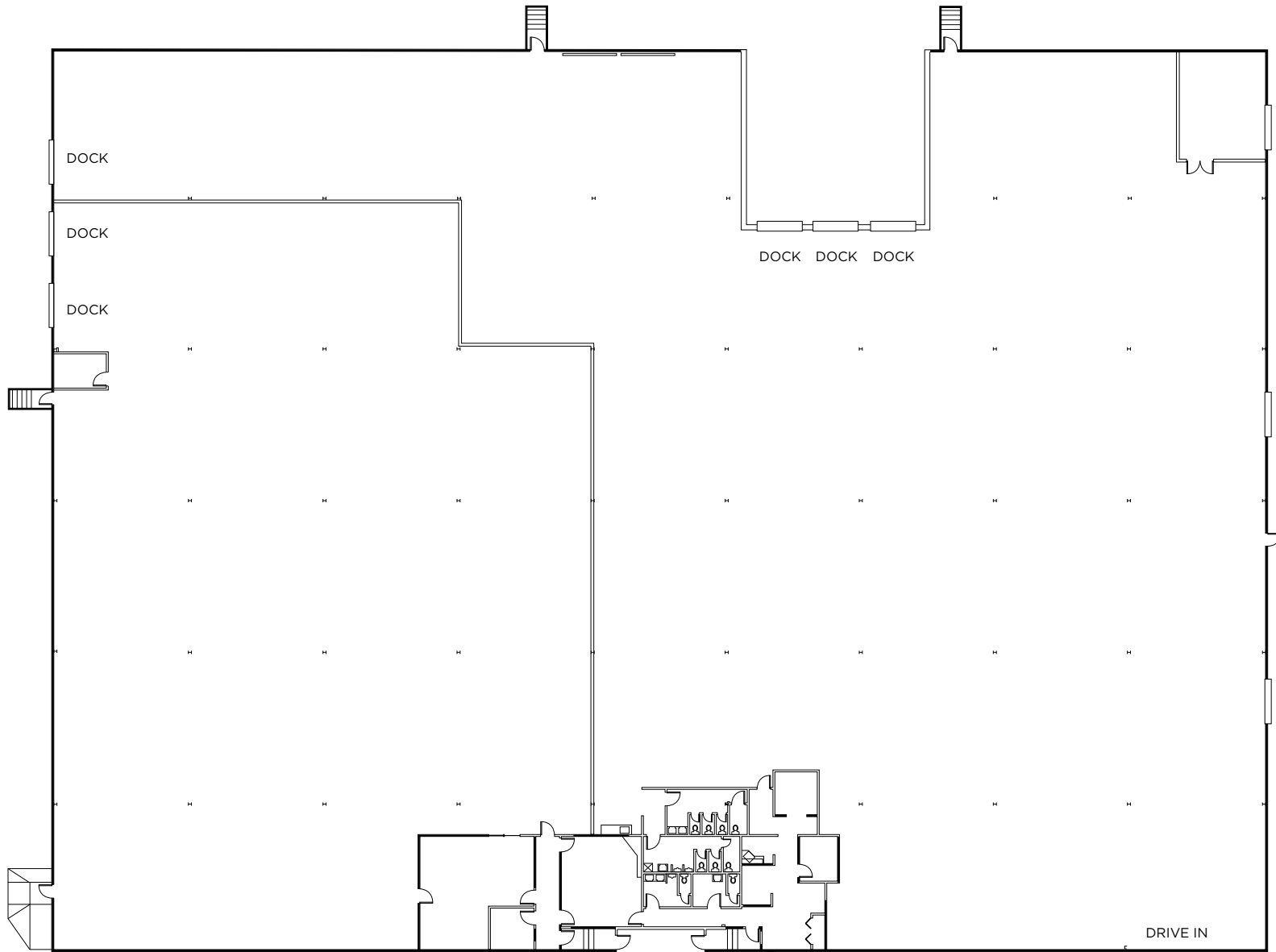
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FLOOR PLAN



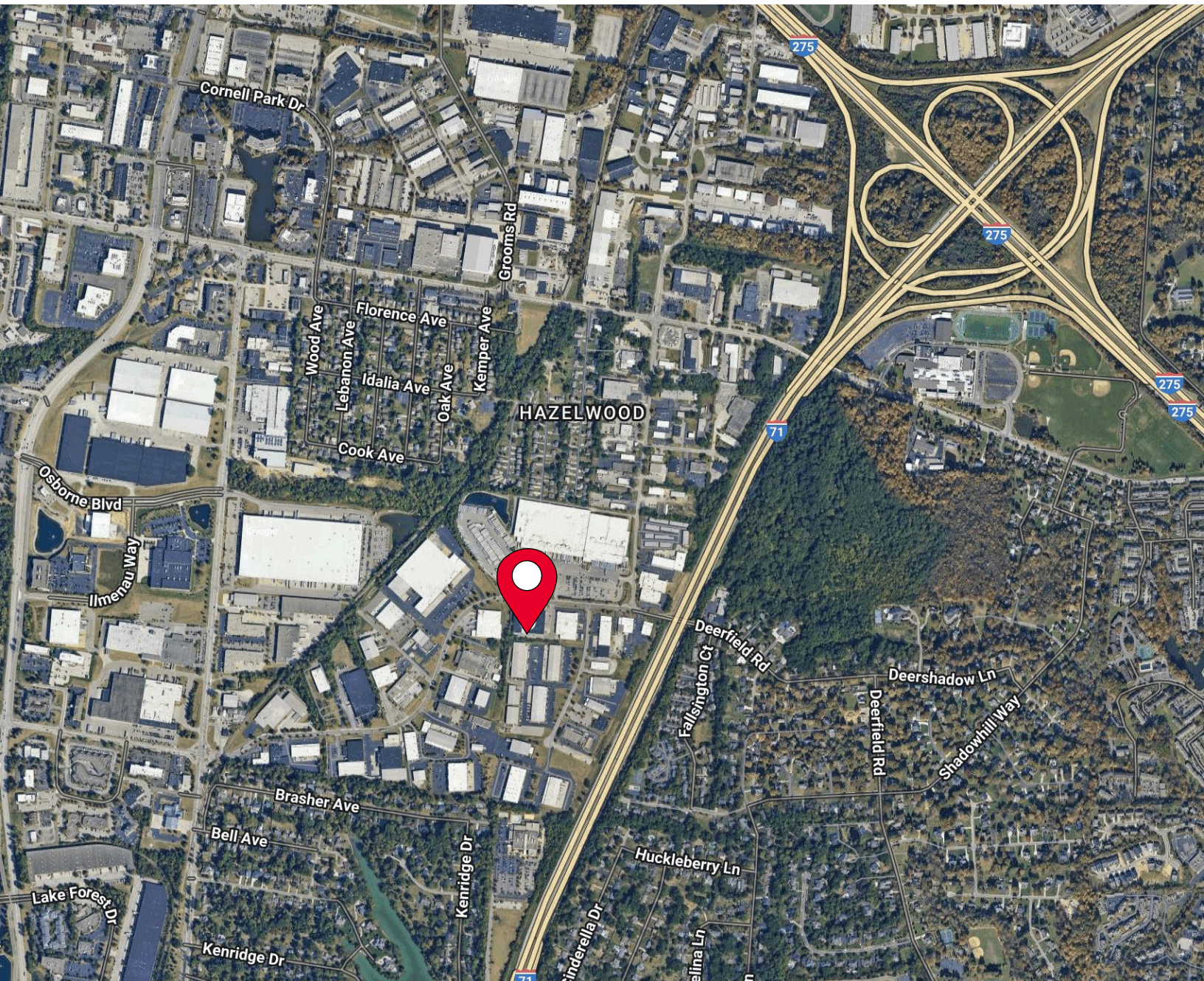
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AERIAL LOCATION



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