



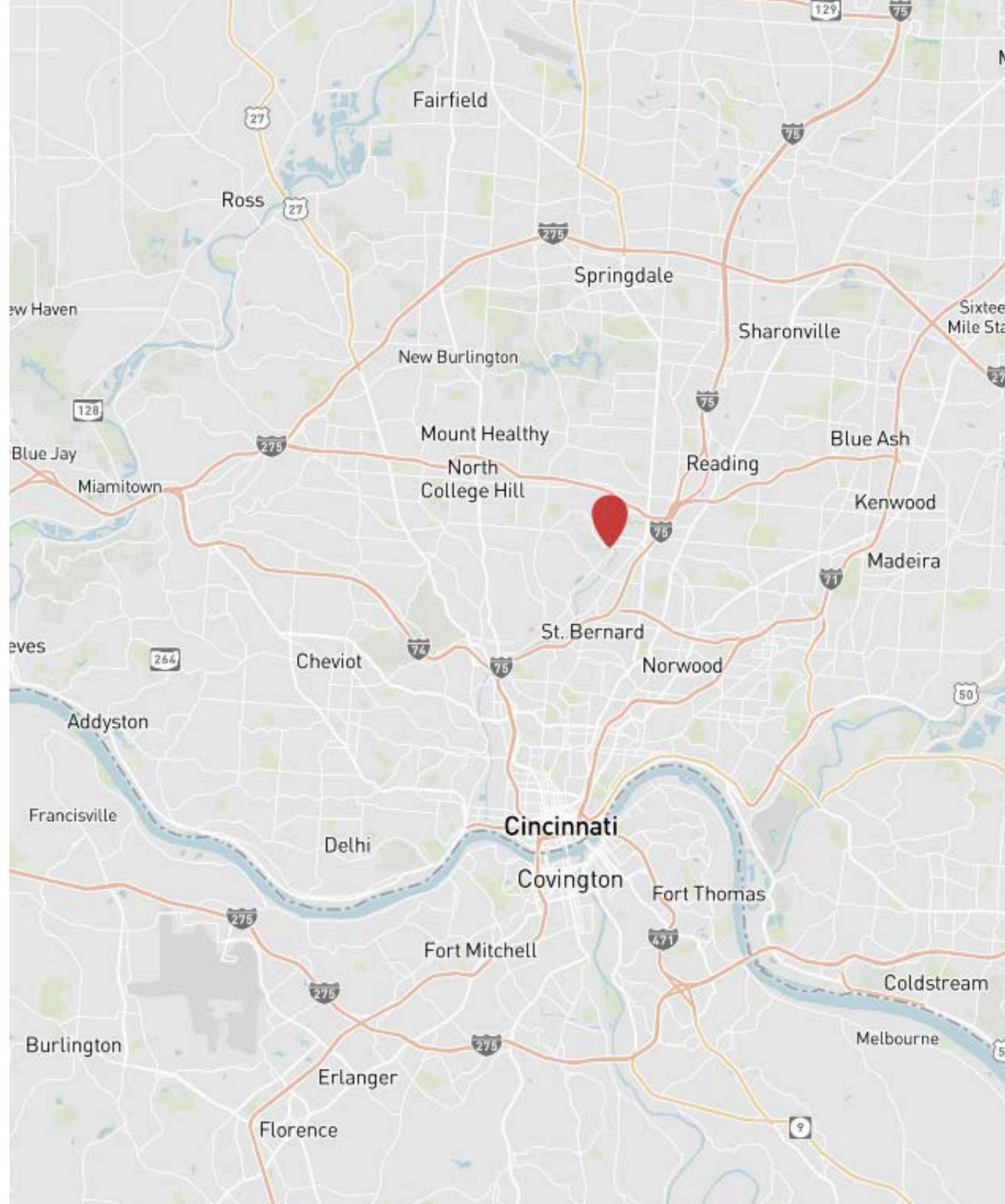
For Sale or BTS

6325 Este Ave, Cincinnati, OH 45232

Location

6325 Este Avenue, Cincinnati, offers a prime industrial development opportunity. The site boasts excellent accessibility and appropriate zoning. Its strategic location in a thriving industrial corridor makes it ideal for businesses seeking Midwest expansion.

**15-minute drive to
Cincinnati/Northern Kentucky
International Airport**

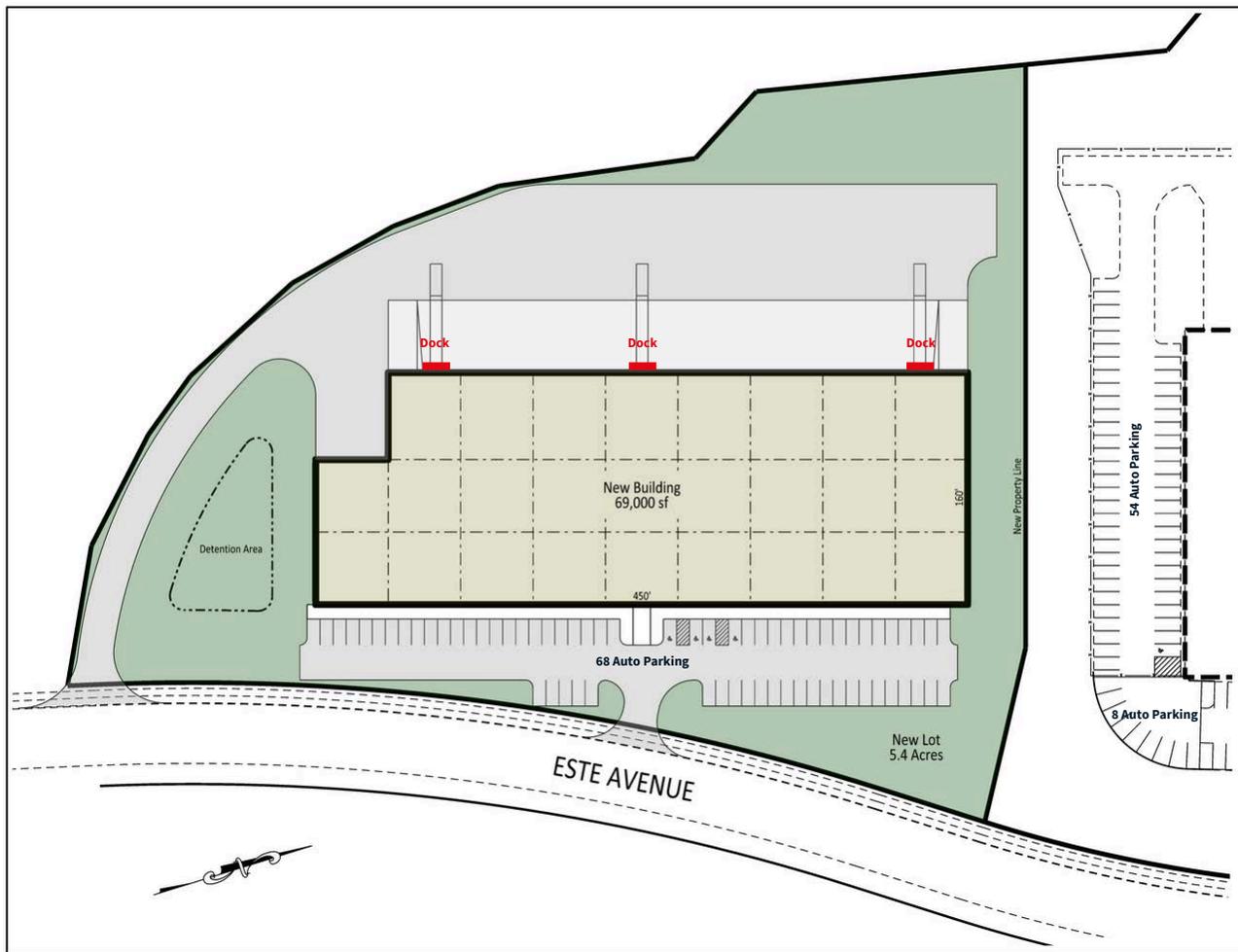


Property Details

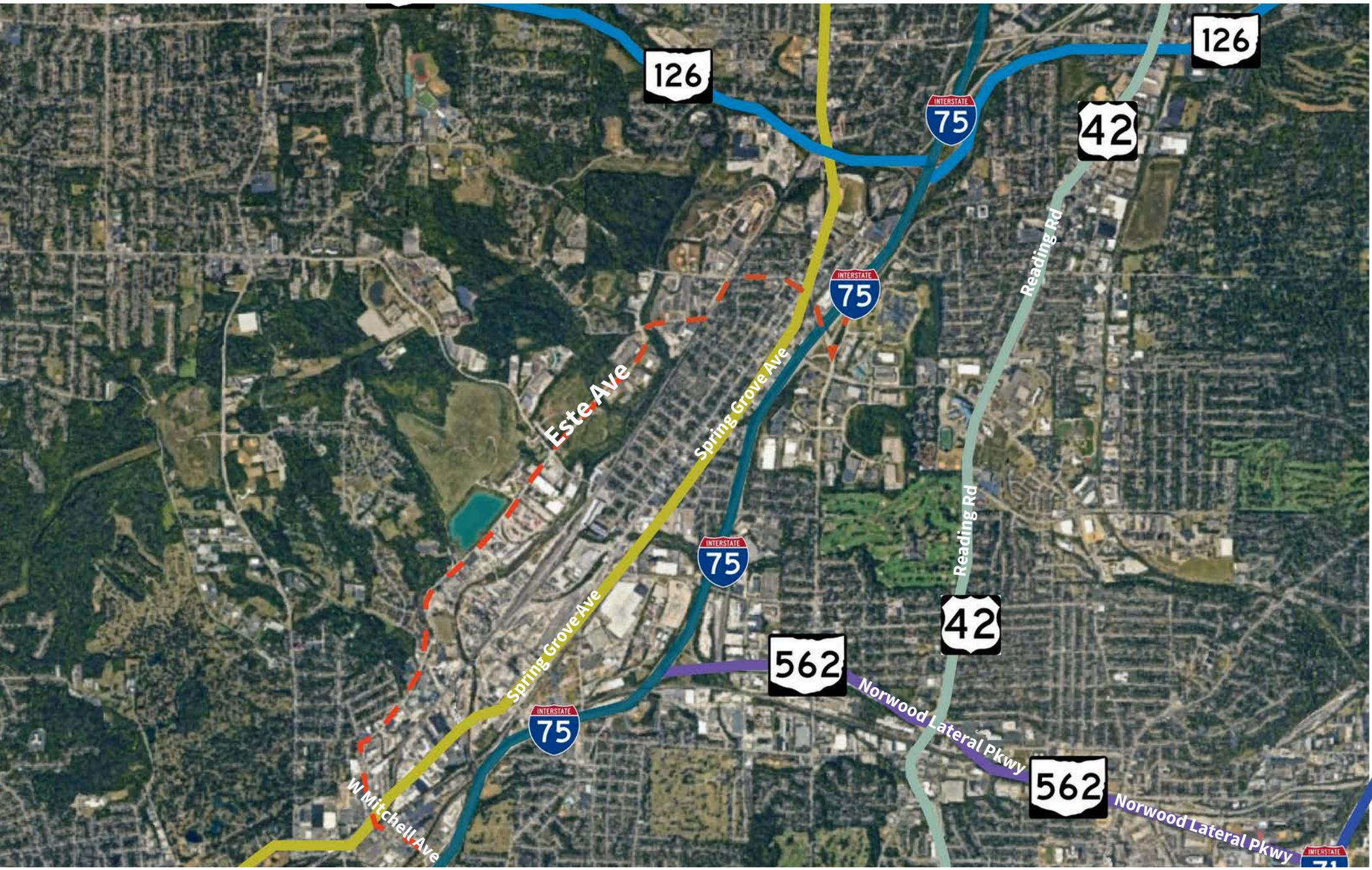
This BTS features a 69,000-square-foot building, expertly designed with dimensions of 160' by 450'. Situated on a spacious 5.4-acre lot, the site offers ample space for your business needs. With frontage along Este Avenue and a dedicated detention area, this property combines accessibility with smart design.

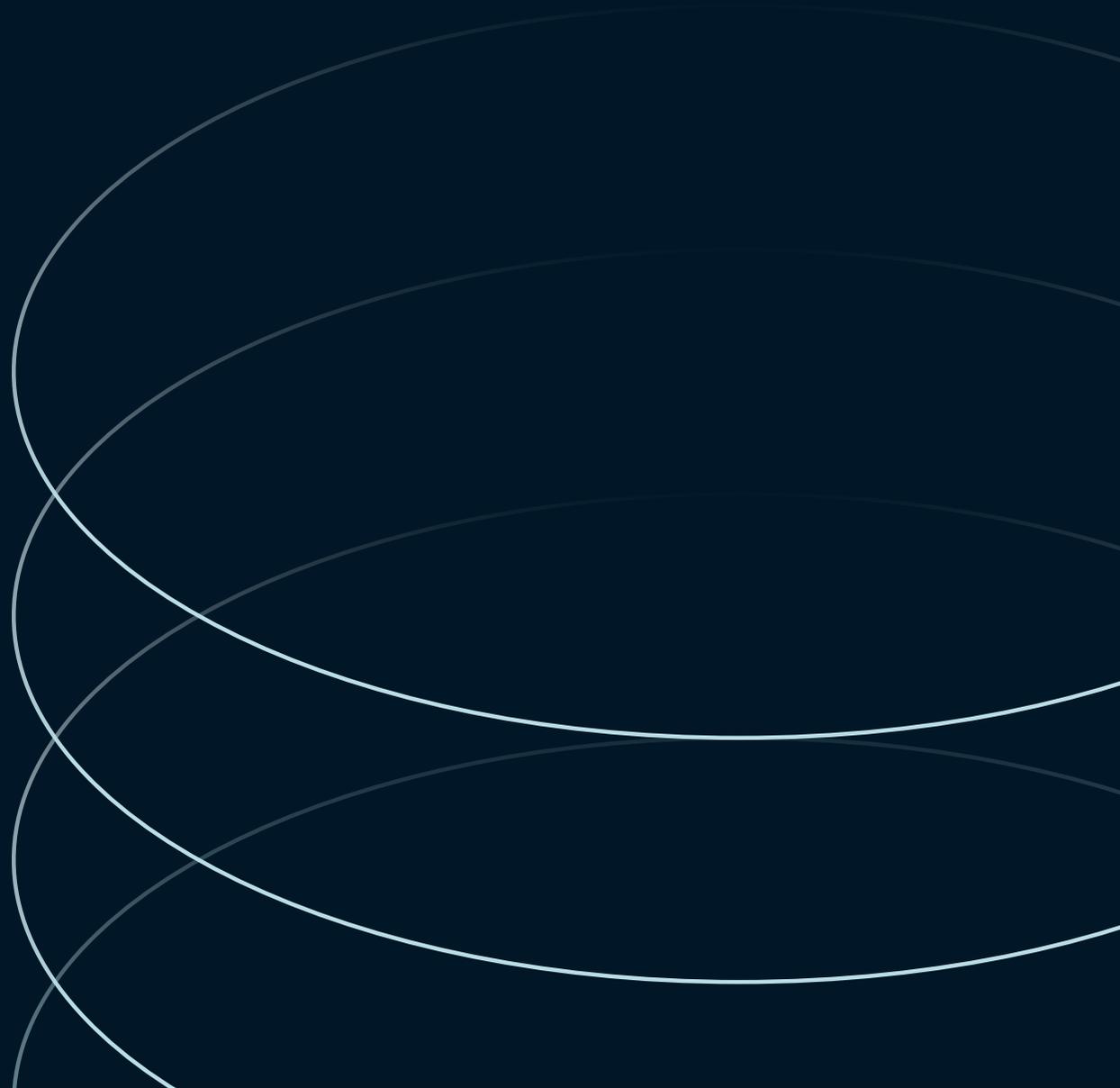
Property specifications

- +/- 5.4 Acres (Pending New Property Line)
- Zoned: MG - Manufacturing General
- Flat Topography
- Sale Price: \$875,000
- \$162,037/ AC
- Built to suit is negotiable
- Up to 69,000 SF Available



2.8 Miles to I-75 South and 2.5 Miles to I-75 North





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