



# For sale or lease

94,760 SF Flex/Lab Space Available

6954 Cornell Rd, Blue Ash, OH 45242

 **JLL** SEE A BRIGHTER WAY

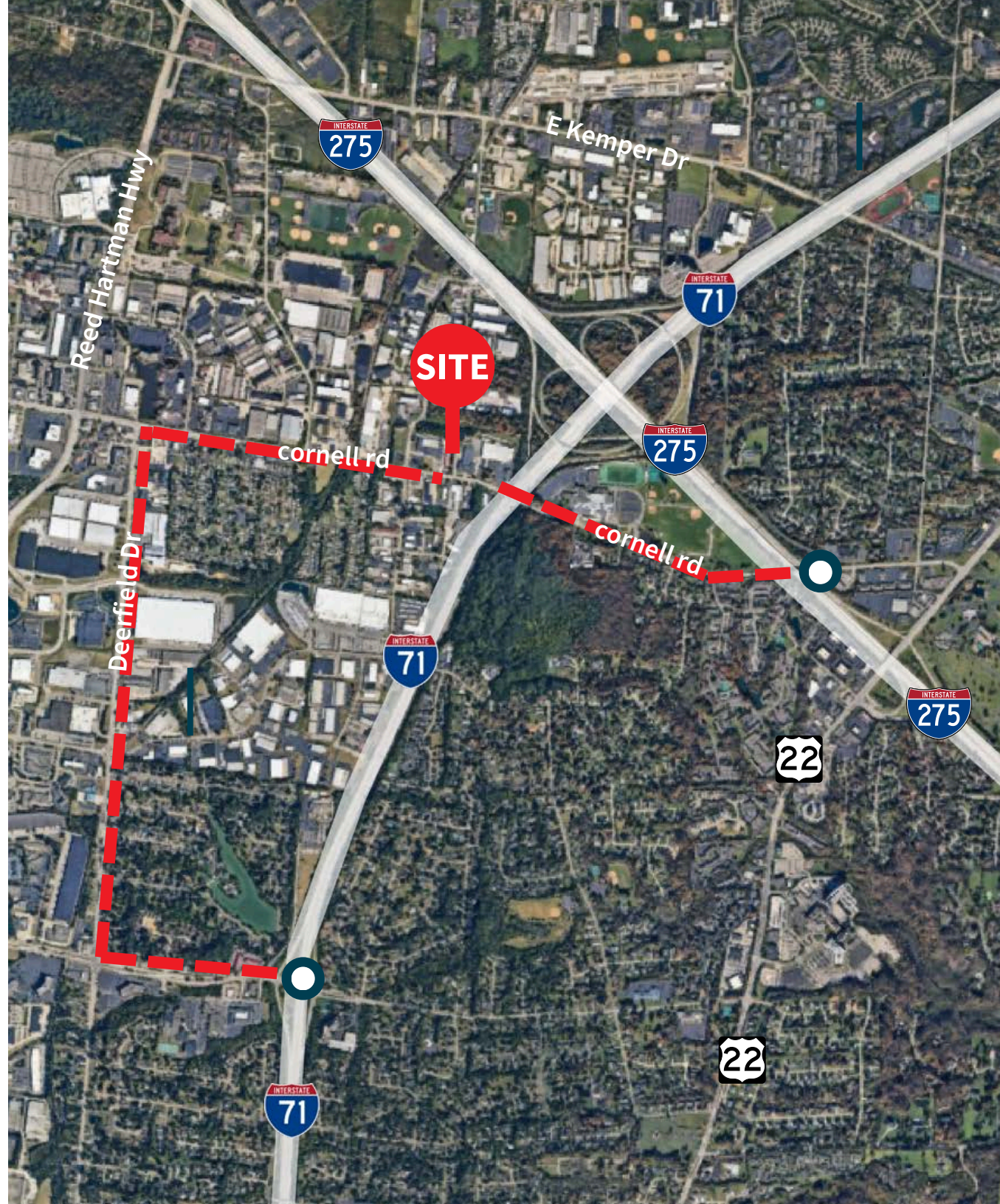
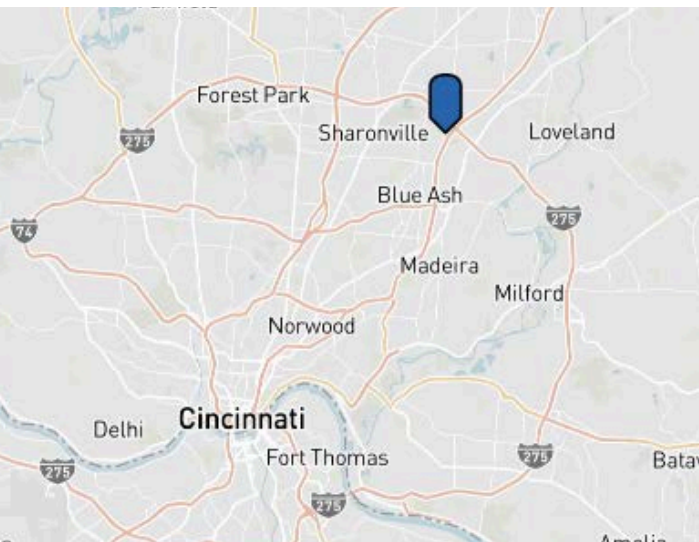


# Location

Blue Ash, Ohio, a strategic business hub, sits 20 minutes from Cincinnati and 45 minutes from Dayton. With robust infrastructure, pro-growth policies, and access to skilled labor from nearby universities, it's ideal for companies seeking expansion. The city's prime location and business-friendly environment make it an attractive choice for diverse industries.

**2.6 Miles to I-71 S**

**2 Miles to I-71 N**



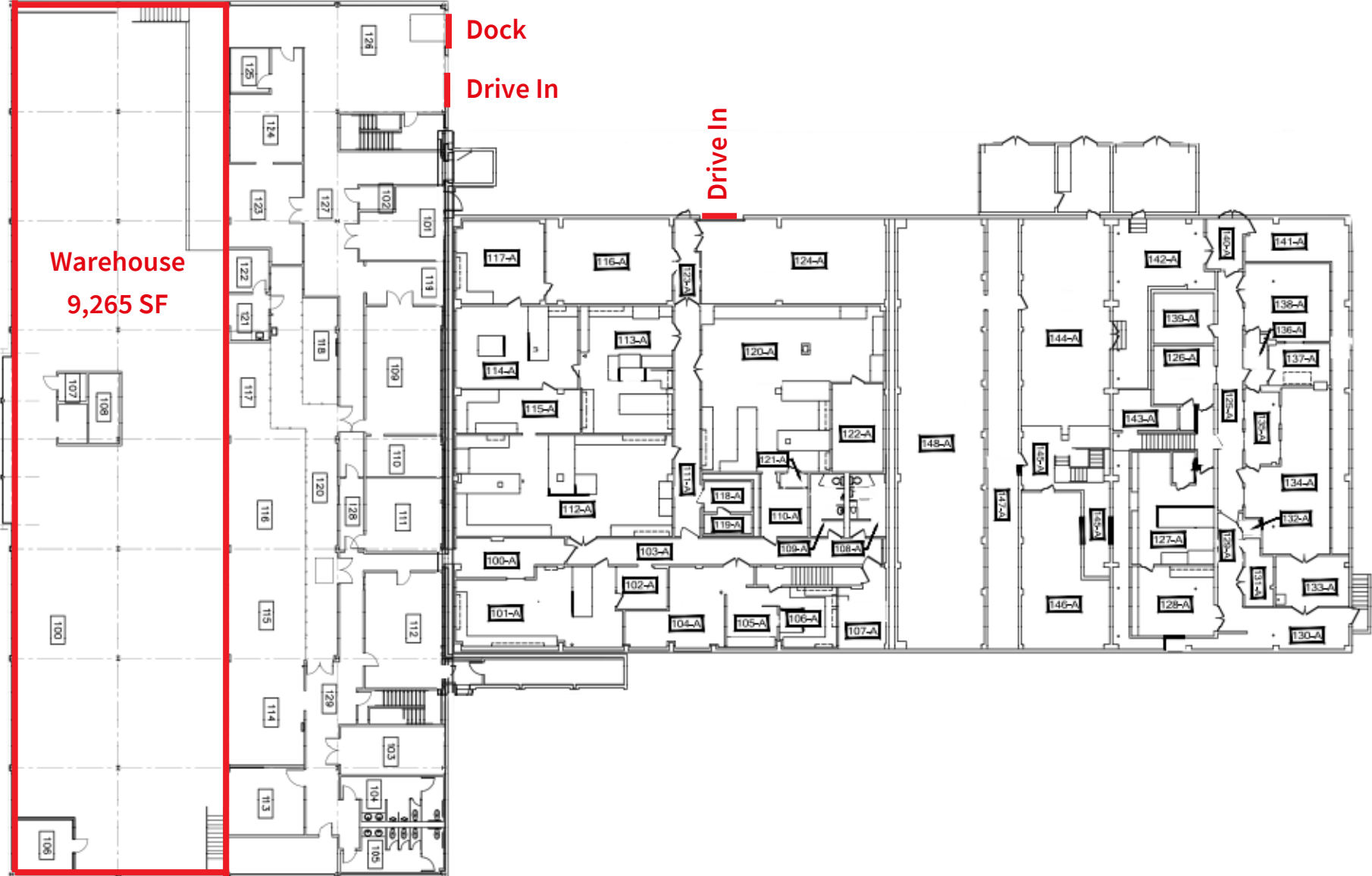


# Property Details

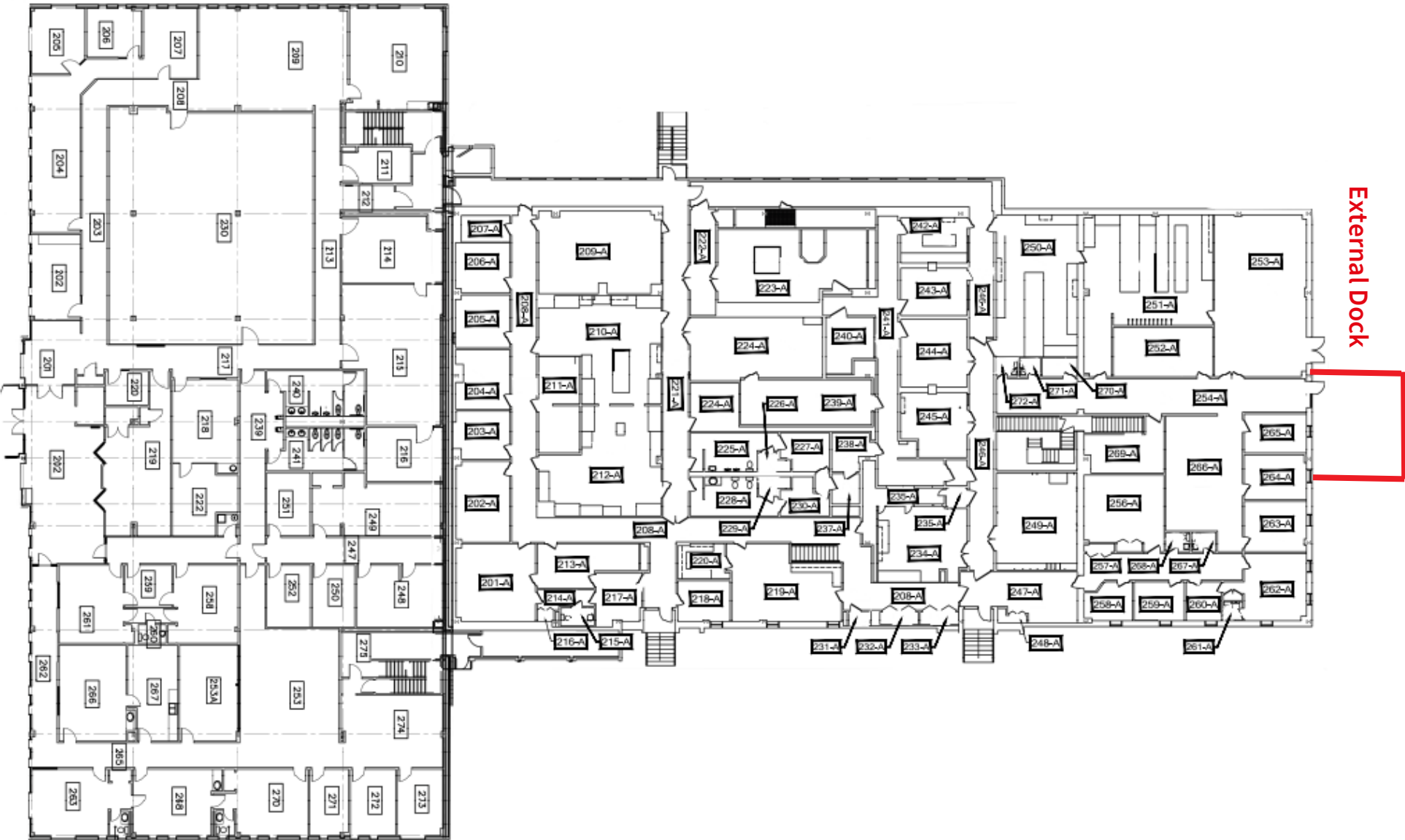
Size	94,760 SF
AC	4.353 AC
Power	12,500a/480v/3p
Docks	1 ( plus external dock)
Drive Ins	2
Sprinkler	Wet System
HVAC	100%
Clear Height	10' - 15'
Roof	EPDM (Approx. 10 yr old)
Lab Space	Variety of labs w/ hoods/separate HVAC/ plumbing, etc.
Sale Price	\$4,000,000 (\$42.21/SF)
Lease Rate	Neg.
Est. OpEx	\$4.00/SF



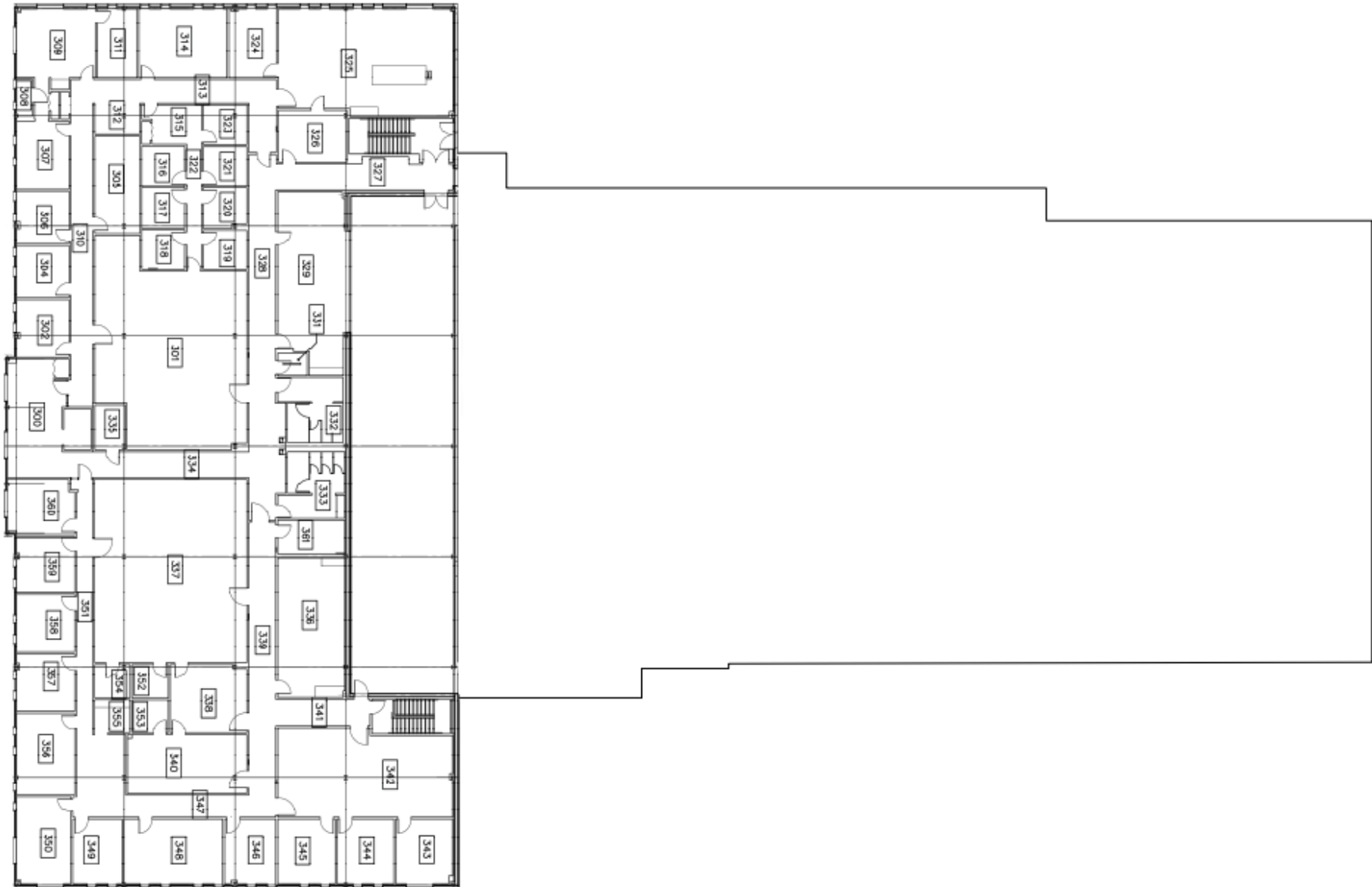
# Floorplan - Floor 1



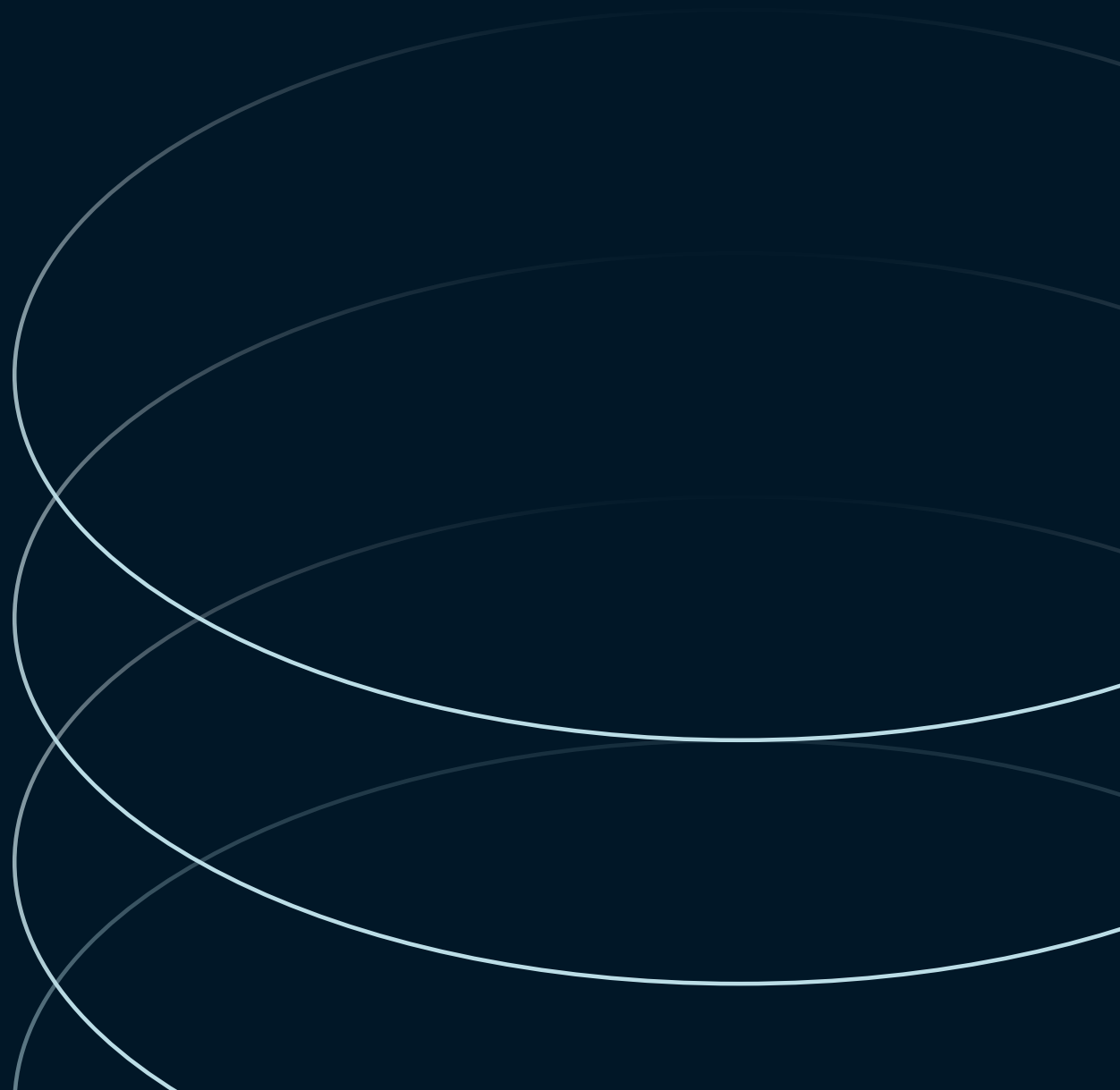
# Floorplan - Floor 2



# Floorplan - Floor 3







**Tom Fairhurst**  
**tom.fairhurst@jll.com**  
**513.502.8436**

**Michelle Klingenberg**  
**michelle.klingenberg@jll.com**  
**859.991.5157**