



# For sale and lease

46,304 SF | Sale price: \$5,750,000 | Lease Rate: \$7.25 PSF NNN | Est Tax/ins: \$1.80 PSF

6043 Interstate Circle, Cincinnati, OH 45242

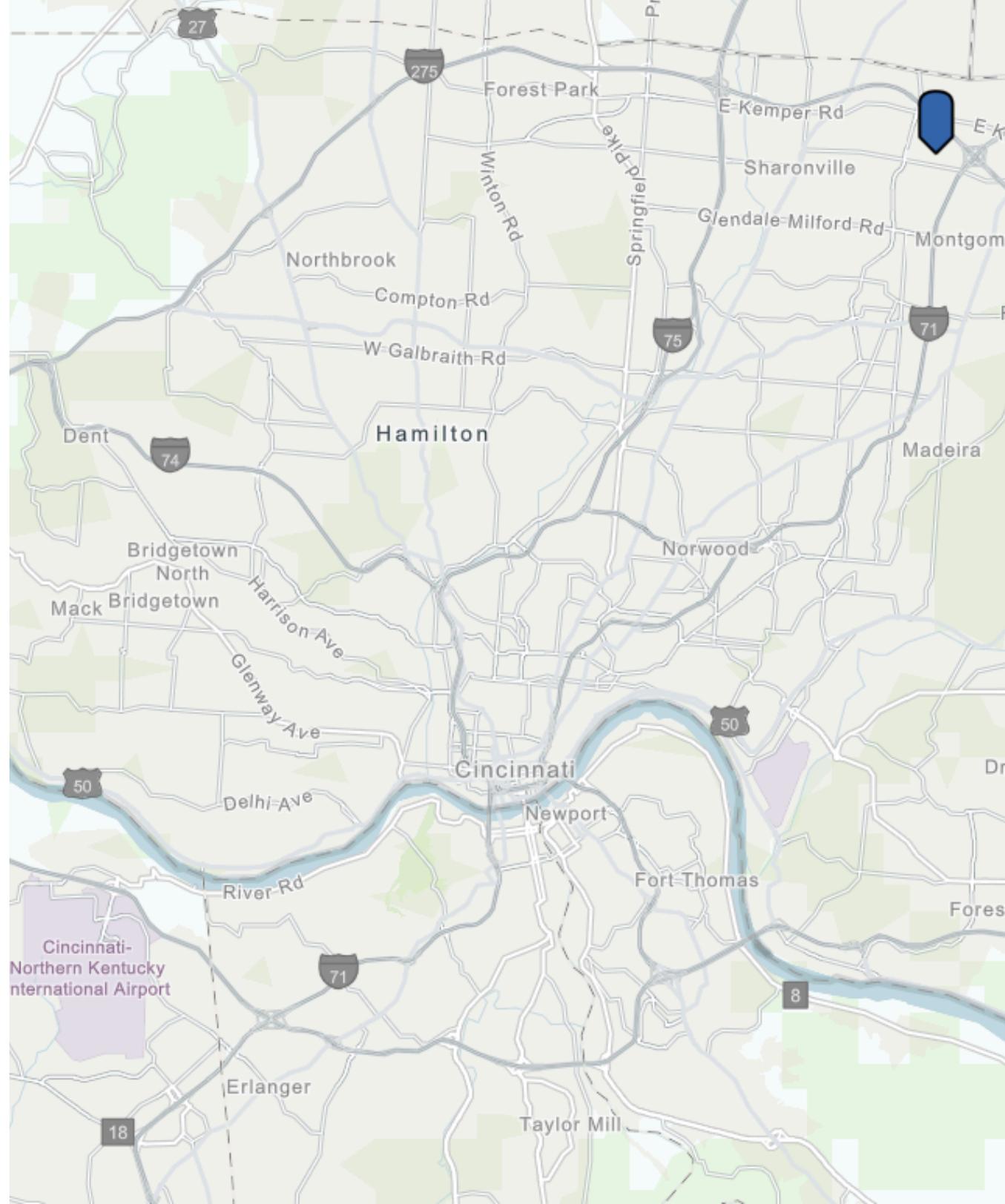


# Location

Premier Blue Ash location offering direct access to I-71 and proximity to I-275. This central position provides superior logistical connectivity for regional distribution and is supported by a robust local labor force and a business-friendly environment.

**1 MI.**

I-71 Access



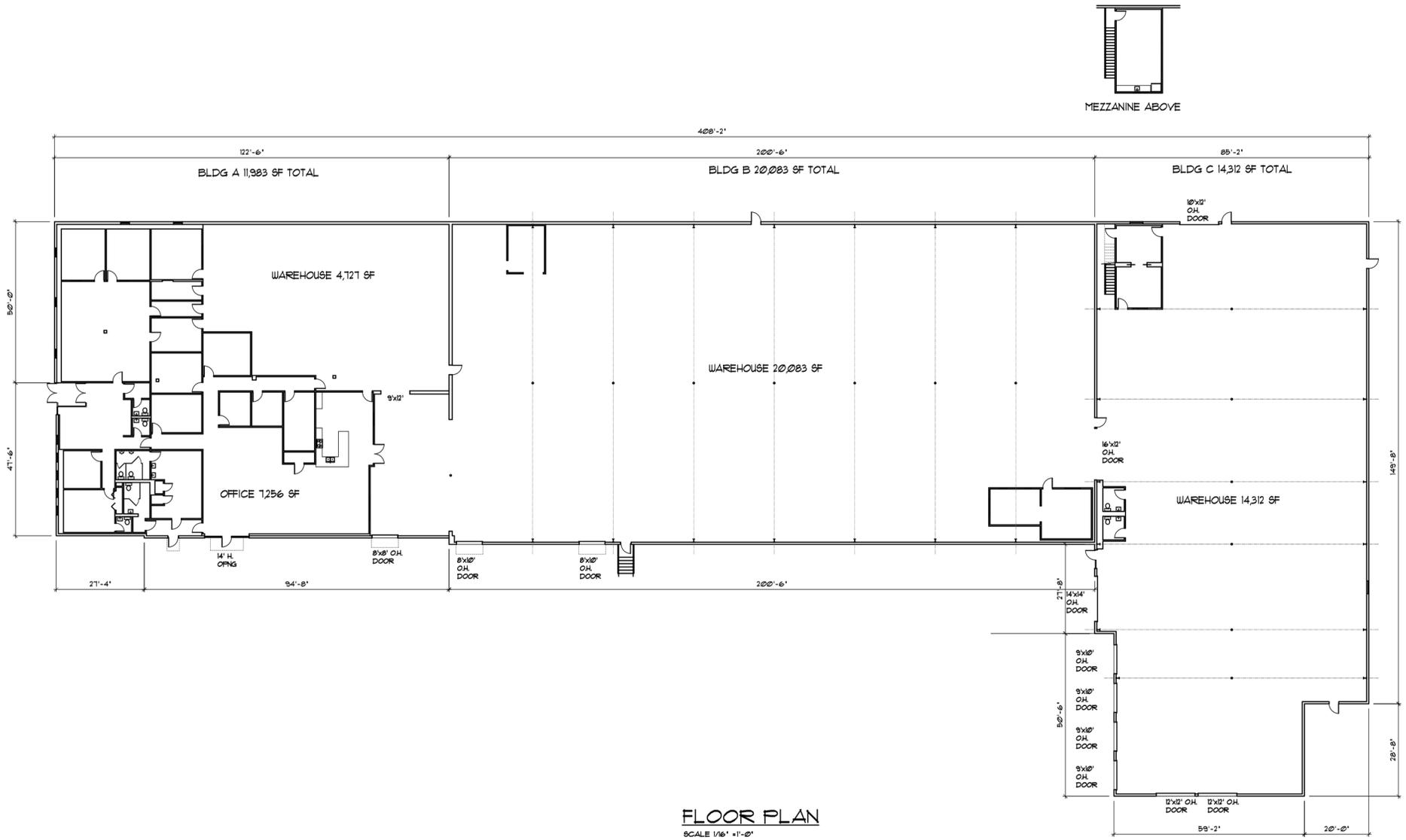
# 6043 Interstate Circle

Unbeatable access to I-71/I-275 in the heart of Blue Ash, one of Cincinnati's most desirable corporate and industrial submarkets

<b>Available SF</b>	46,304
<b>Office Size</b>	±9,800 SF
<b>Clear Height</b>	17'5"-21'5"
<b>Docks</b>	6
<b>Drive Ins</b>	1
<b>Sprinklers</b>	Wet
<b>Columns</b>	25'x48'/27'x40'
<b>Power</b>	3Phase/480V/1000A; 1P/240V/225A
<b>Total Acres</b>	2.263
<b>Year Built</b>	1970/2013
<b>Zoning</b>	BAN



# Floorplans





# Thank you

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