



Make ready
improvements
currently in
progress

3,225 SF For lease or sale

6901 Morrison Place, Cincinnati, OH

\$11.95/SF NNN Lease | \$2.75 Opex | \$483,750 (\$150/SF) Sale

 **JLL** SEE A BRIGHTER WAY

Property Overview

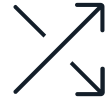
Cincinnati's Camargo Road corridor provides excellent industrial access with proximity to major transportation networks. The area offers established infrastructure supporting warehouse, distribution, and light manufacturing operations with convenient connectivity to regional markets.

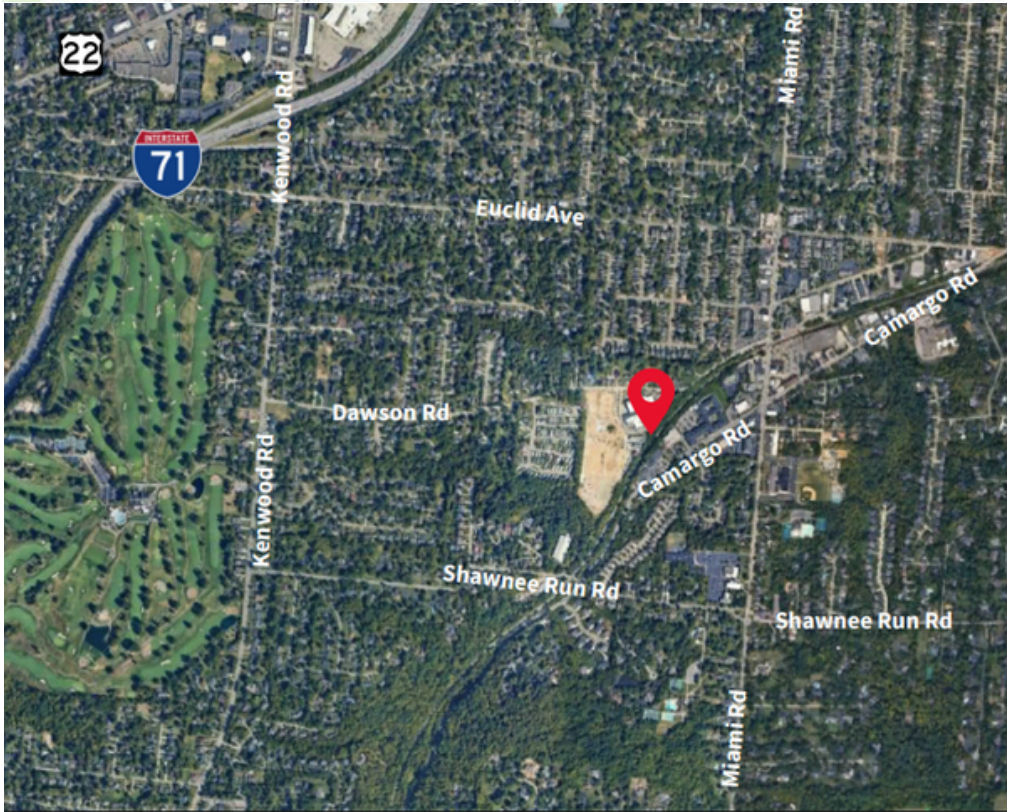
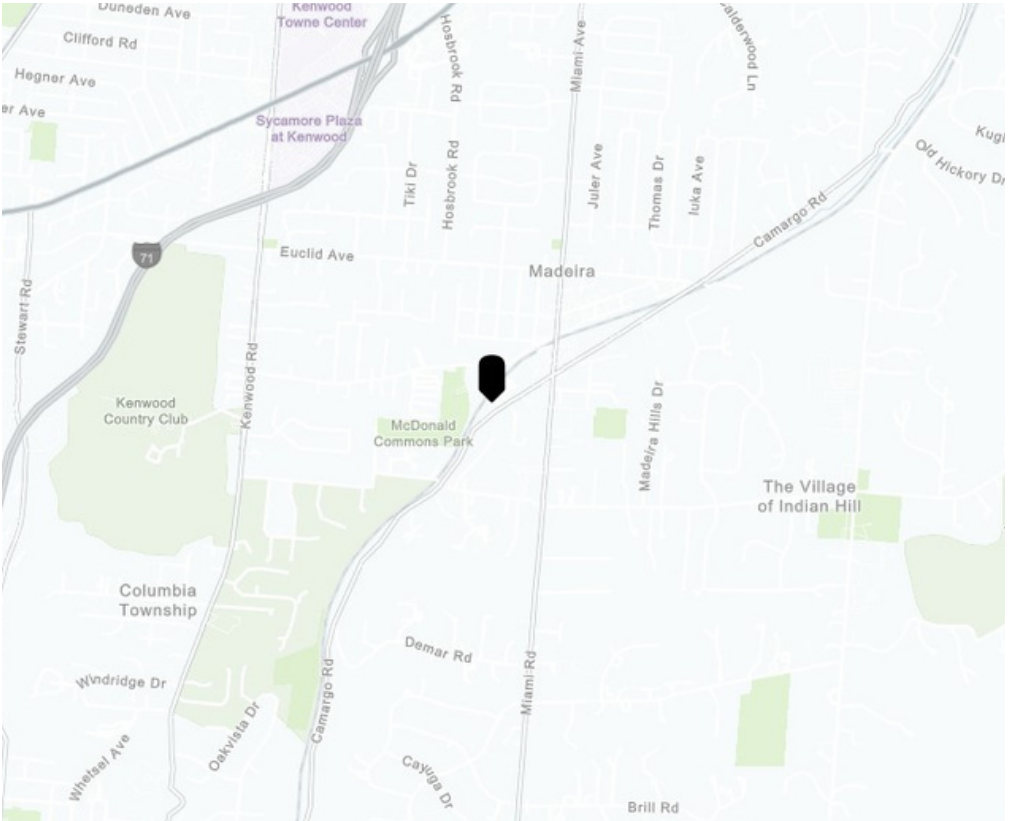
Property specifications

- Building Size: 3,225 SF
- Land Size 0.386 AC
- Clear Height 13'
- Docks: 0
- Drive Ins: 1
- Power: 480v/3 phase/225 Amps
- Columns: Clear Span
- Year Built: 1954
- Parcel ID: 525-0003-0434 525-0003-0429
- Zoning: B- 3

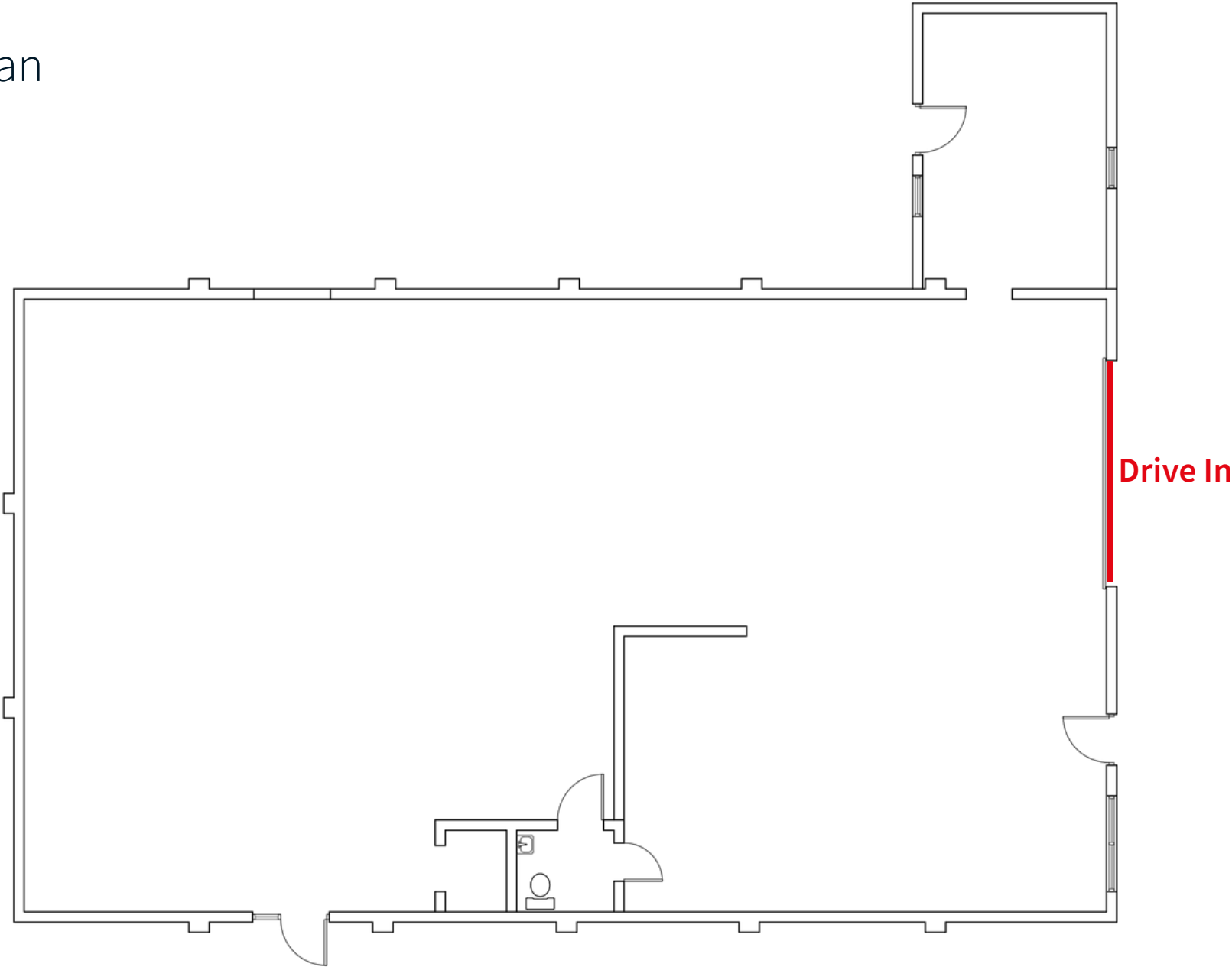


Location

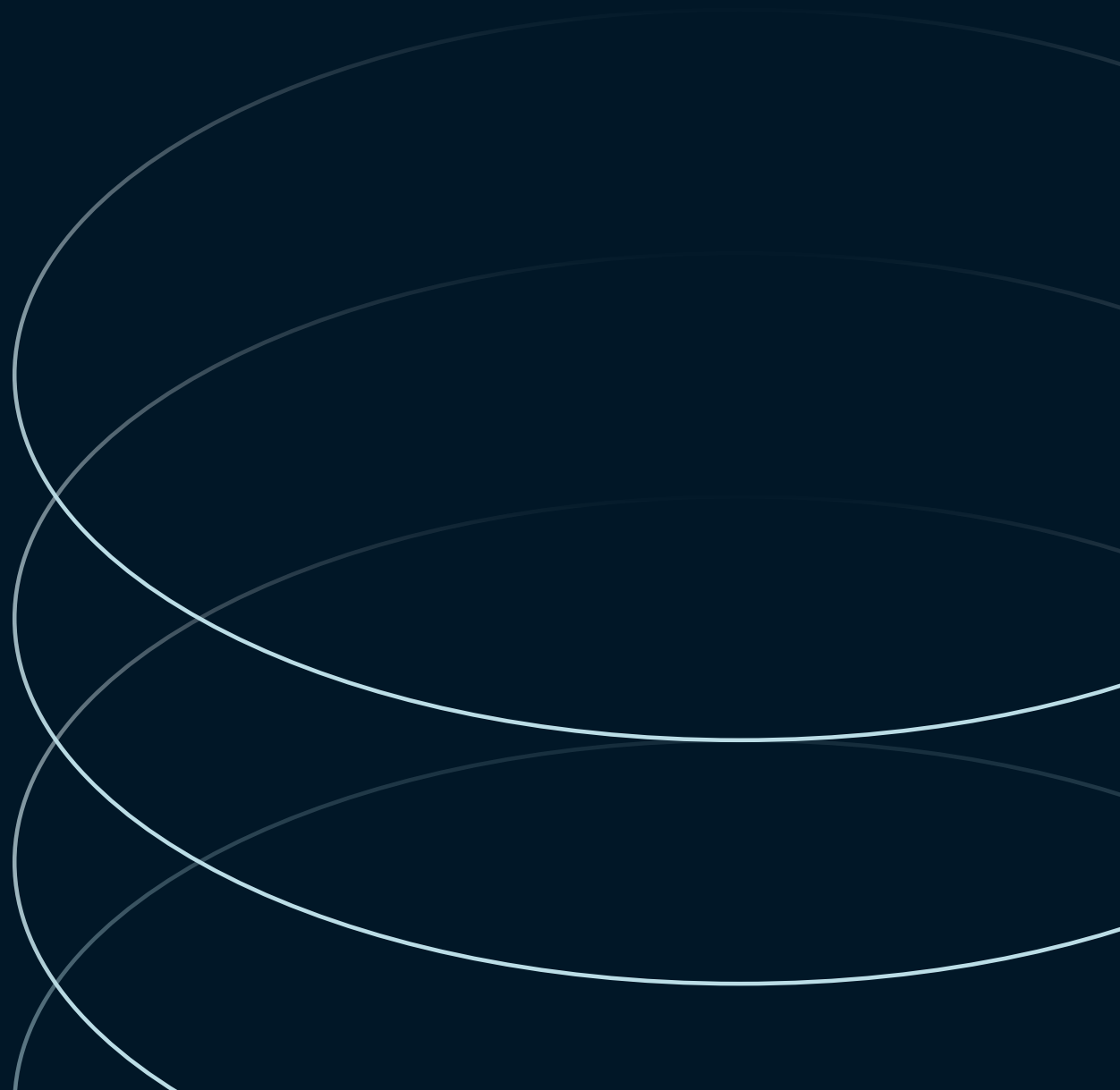
-  2 miles to I-71
-  12 miles to Downtown Cincinnati
-  25.5 miles to CVG Airport
-  7 miles to I-275



Space Plan



6301 MORRISON PLACE
3,225 SF
FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"



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