



For sale and lease

46,304 SF | Sale price: \$5,100,000 | Lease Rate: \$7.25 PSF NNN | Est Tax/ins: \$1.80 PSF

6043 Interstate Circle, Cincinnati, OH 45242

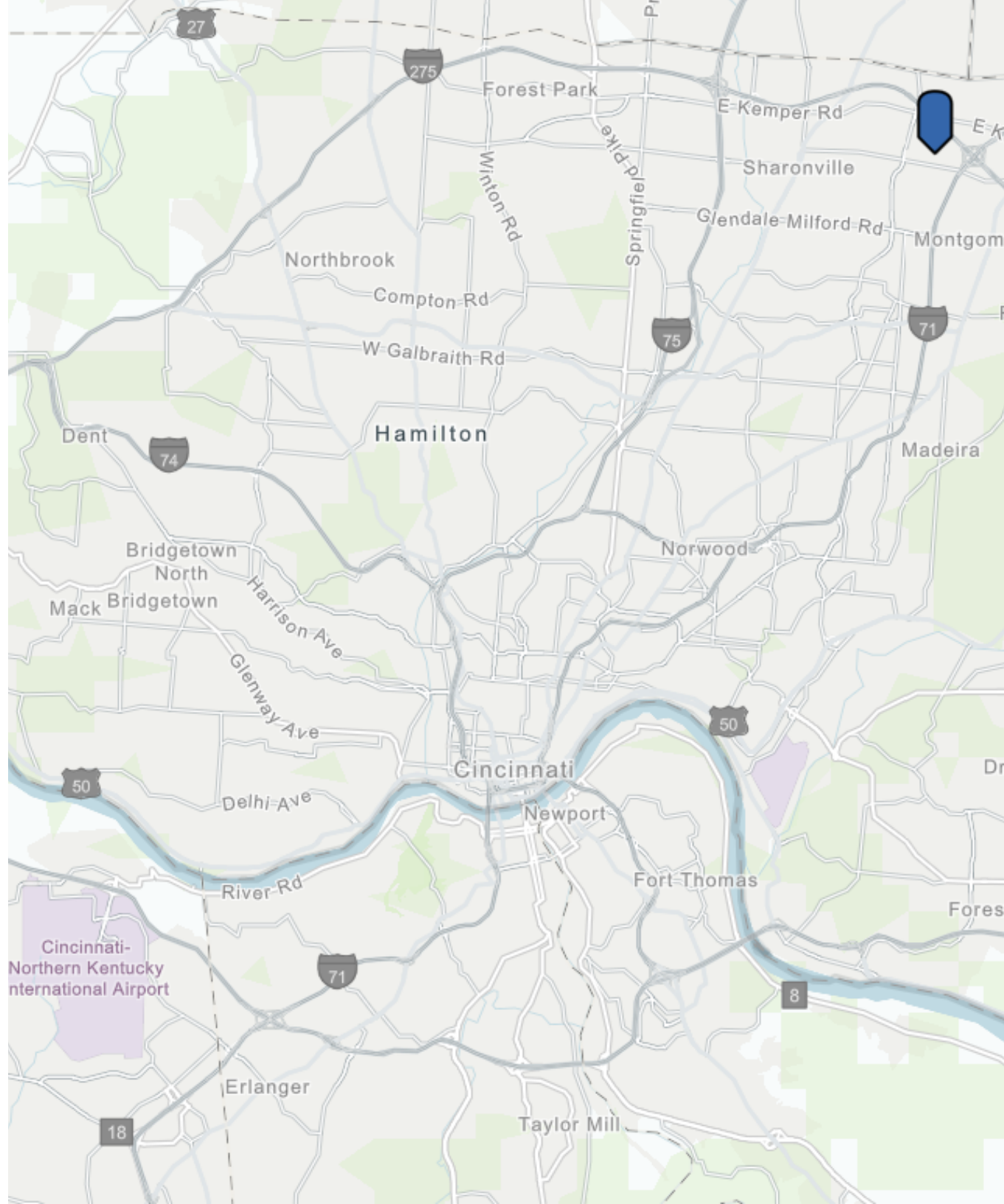


Location

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



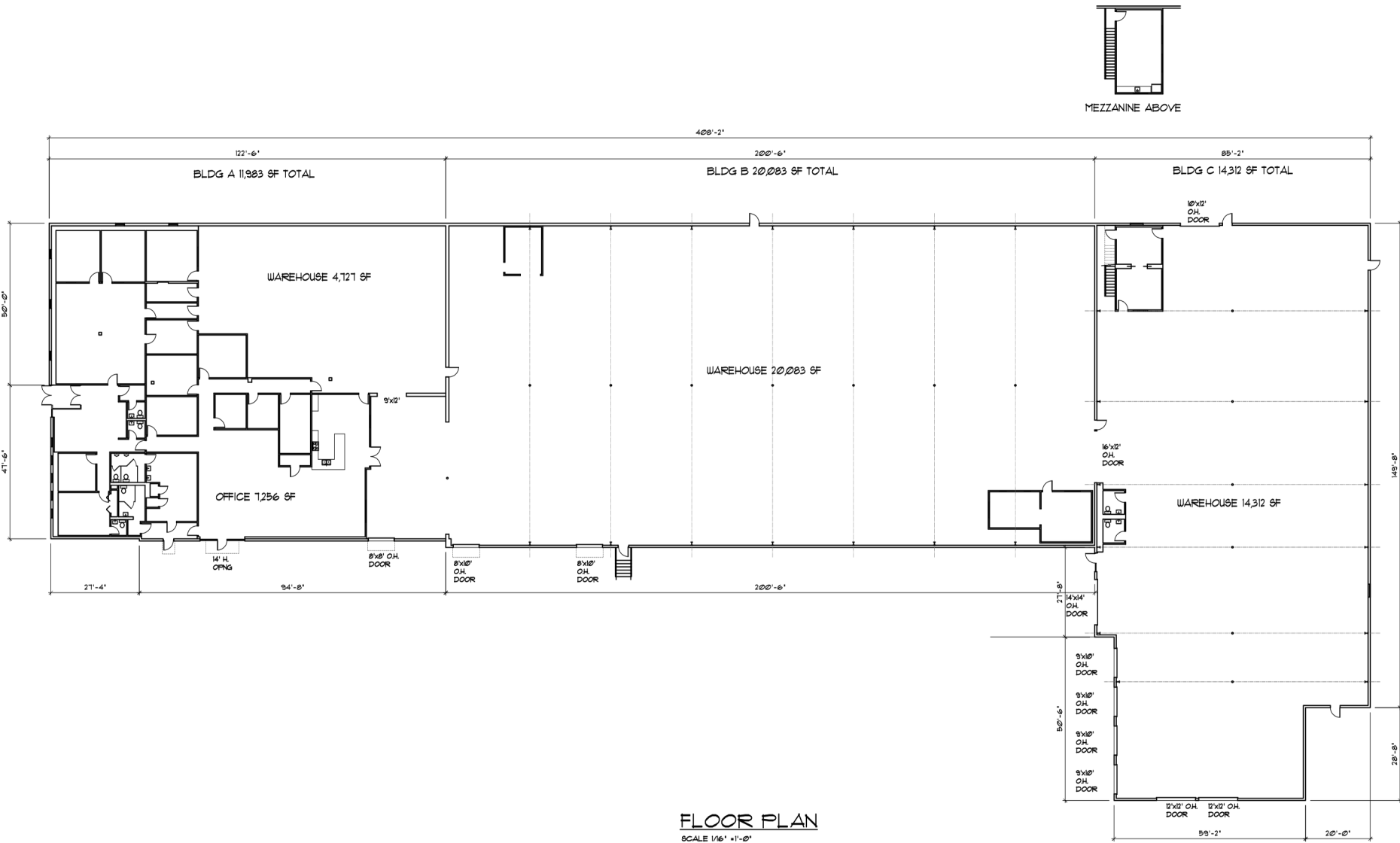
6043 Interstate Circle

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

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



Floorplans





Thank you

About JLL

For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500® company with annual revenue of \$20.9 billion and operations in over 80 countries around the world, our more than 103,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAYSM. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.

Tom Fairhurst

Sr. Managing Director

Tom.Fairhurst@jll.com

513-502-8436

jll.com

Jones Lang LaSalle Americas, Inc.