

338-348 Circle Freeway

Cincinnati, OH 45246

Owned & Operated By:
WESTMOUNT
REALTY CAPITAL, LLC
CBRE Cincinnati Industrial

153,294 SF Available

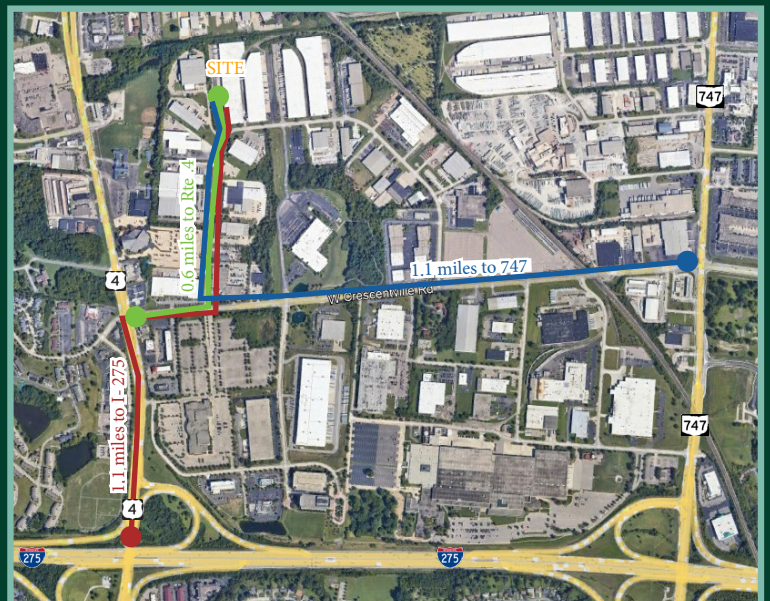


Location Features:

- + 153,294 Total SF
- + Divisible to 33,600 SF
- + No Earnings Tax
- + M-2 Industrial Zoning
- + Easy access to I-275, I-75, Hwy 747 and Route 4

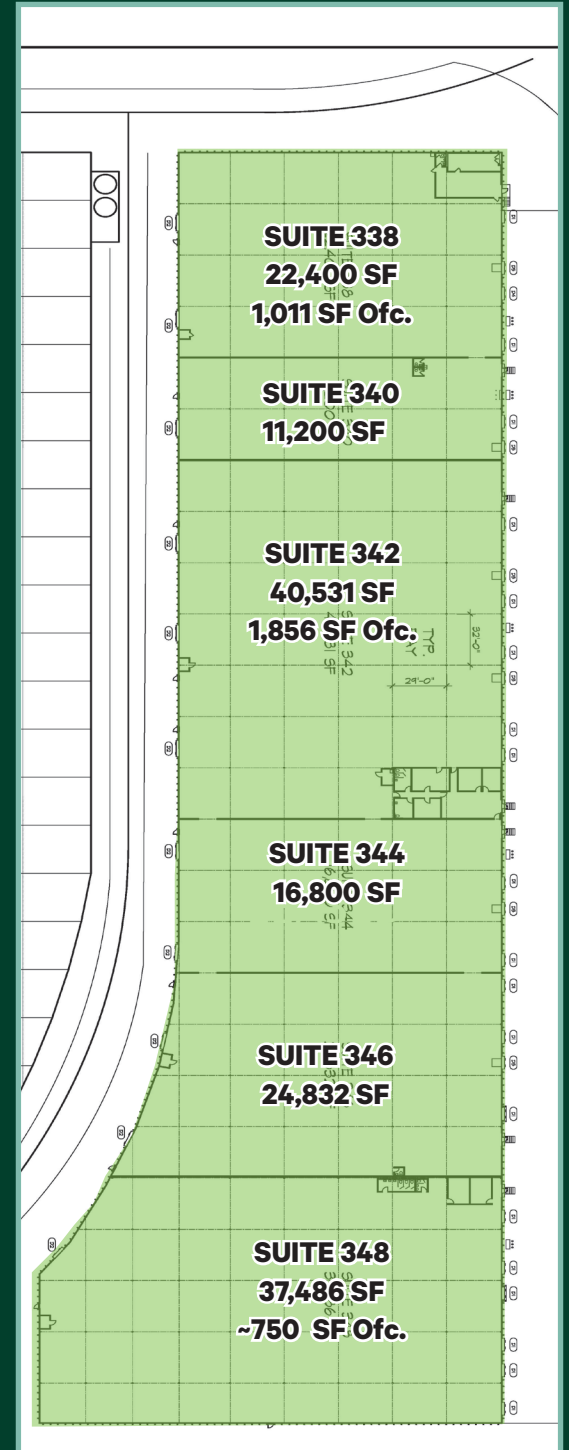
Miles to:

- + Route 4 - .6
- + I-275 & 747 - 1.1
- + I-75 - 3.8
- + Cincinnati - 20.2
- + Dayton - 41.7
- + CVG/Prime Air/DHL Super Hub - 38.6
- + Lexington - 102
- + Indianapolis - 112
- + Louisville - 119



Site Features

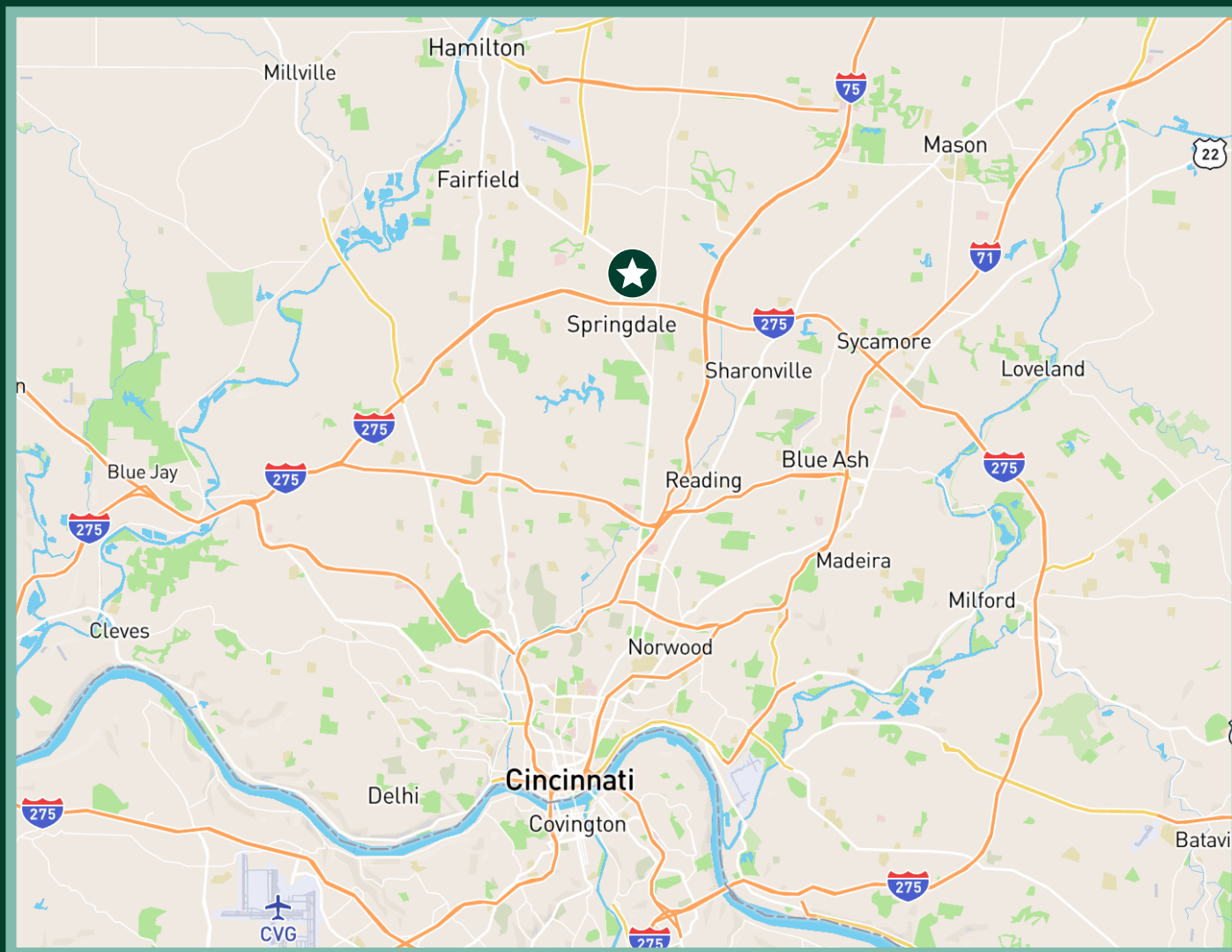
Available SF	153,294 SF Divisible to 33,600 SF
Office SF	2,867 SF (338: 1,011 SF) (342: 1,856 SF) (348: ~750 SF)
Clear Height	20'
Dock Doors	25 total docks 1 drive-in
Column Spacing	29' x 31'
Lighting	LED
Sprinkler	338-342: ESFR 344-348: Conventional Sprinkler
Year Built	1971
Power	338: 120/208v, 3 Phase 340: 227/480v & 120/208v, 3 Phase 342: 100 amp 120/208v 3 Phase 344: 200 amp 480/277v & 120/208v 346: 120/240v Single Phase 348: 200 amp, 480/277v, 3 Phase & 100 amp, 120/208v



338-348 Circle Freeway

Cincinnati, OH 45246

For Lease



Contact Us

Doug Whitten

Executive Vice President
+1 513 369 1332
doug.whitten@cbre.com

Beau Nimer

First Vice President
+1 513 369 1335
beau.nimer@cbre.com

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE Cincinnati Industrial

CBRE