

4440 CREEK ROAD

BLUE ASH, OHIO 45242



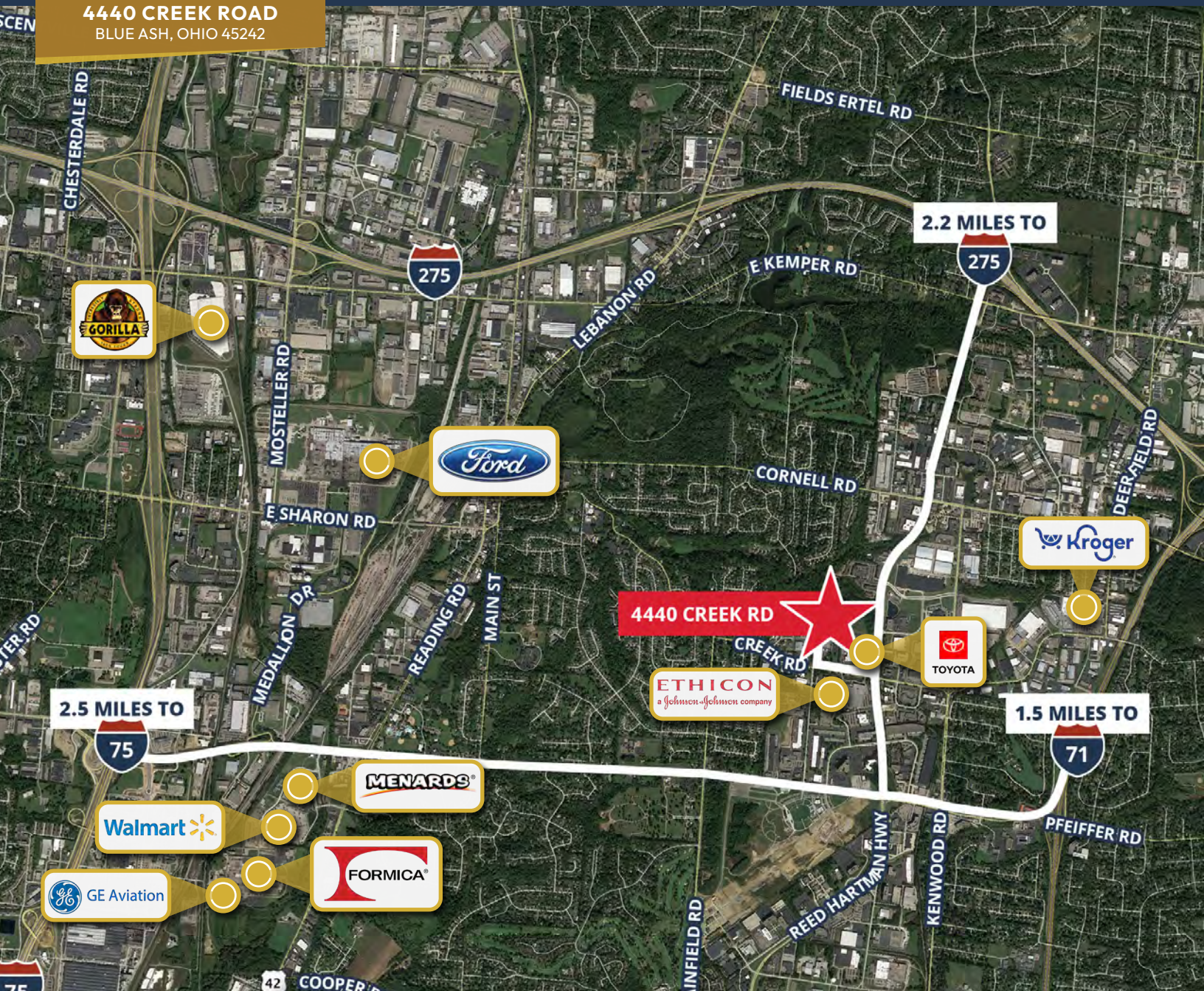
NOW PRE-LEASING
143,000 SF AVAILABLE (DIVISIBLE)

PROPERTY DETAILS

Year Built:	Build to Suit
Truck/Trailer Parking:	To Suit
Parking:	To Suit
Acres:	17.015
Construction:	Tilt-up concrete
Clear Height:	32'
Column Spacing:	50' x 50'
Drive-in doors:	2 - 12' x 16'

Electric:	480V / 3-phase / 1,200 amps
Lighting:	LED
Roof:	45 mil Mechanically Fastened
Sprinkler:	ESFR
Heat:	80/20 Air rotation
Offices:	To Suit
Restrooms:	To Suit

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Class A Industrial Space



Divisible up to 40,000 SF



17+ Acre Site



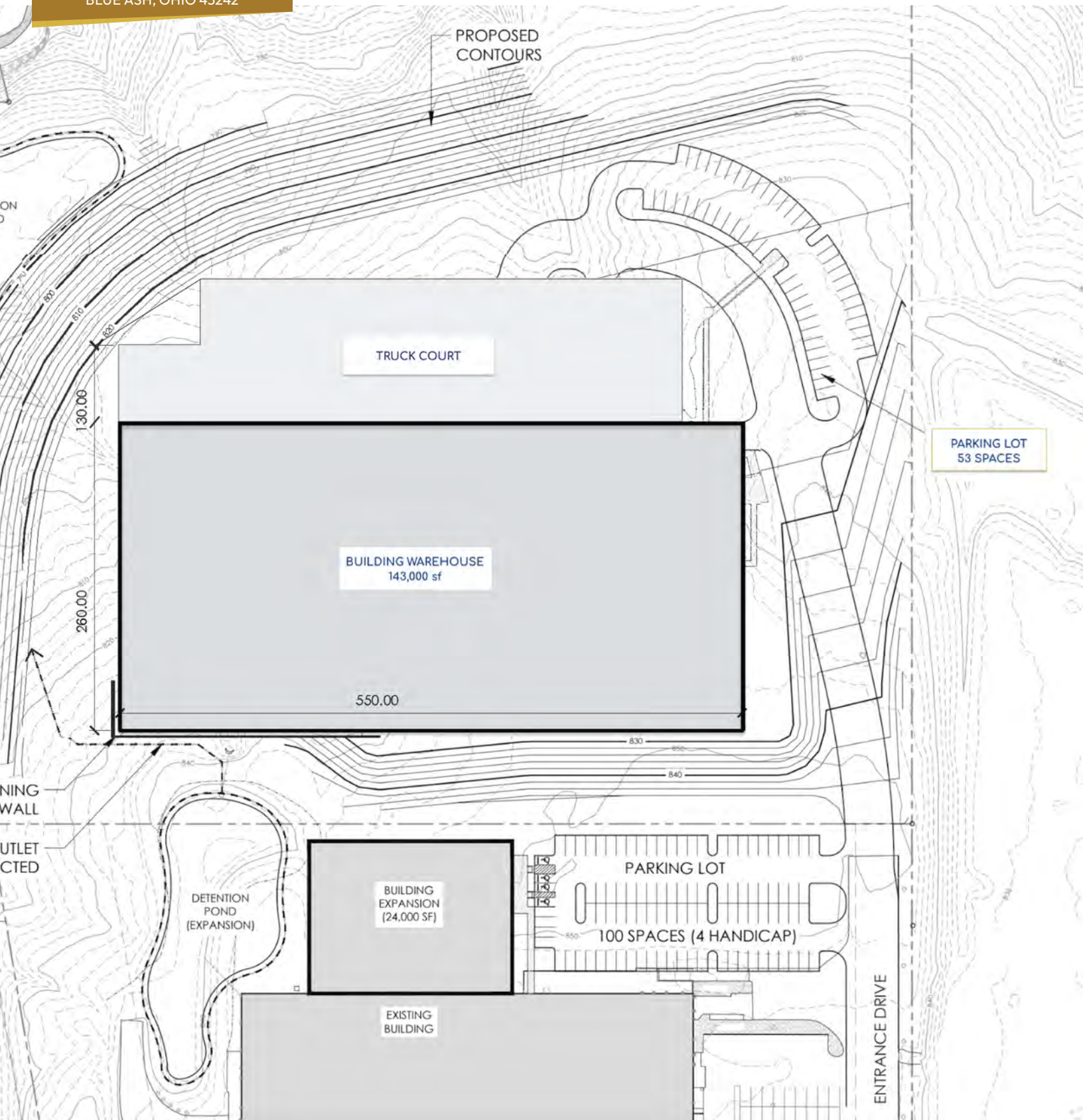
Single- or multi-tenant

CURRO•BRKG
OWNER IS AGENT

FOR MORE INFORMATION ABOUT THIS PROPERTY, CONTACT:
JARED PAFF, SIOR | JARED.PAFF@CUROBRKG.COM | 847.274.1444

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