



6209 SIMPSON AVE.

CINCINNATI, OH 45224

AVAILABLE FOR SALE OR LEASE

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PROPERTY HIGHLIGHTS

20,655 Total SqFt

- Located in Springfield Township minutes to SR-126 and I-74/I-75, 10-miles/15-minutes from City of Cincinnati CBD.
- Springfield Township has 0% earnings tax
- Former Cincinnati Bell & Bowlin Group office, warehouse, and maintenance facility
- Approximately 1.5 acres fenced/secure outdoor storage yard
- Entire property is fenced and gated
- Airlines and floor drain throughout warehouse
- Lease Rate: \$5.95/SqFt NNN + \$1.25/SqFt property taxes & insurance
- Sale Price: \$1,095,000 (\$53/SqFt)
- Available Date: 6/1/2025

 [CLICK HERE FOR AERIAL VIDEO](#)

PROPERTY DETAILS

Total SqFt:	20,655
Warehouse SqFt:	14,665
Office SqFt:	5,989
Covered shed/loading area:	4,000 (not included in Total SqFt)
Acreage:	2.92 acres
Clear Height:	13'-13'6"
Year Built:	1948
Type Construction:	Masonry, CMU, and steel
Lighting:	Fluorescent
Column Spacing:	28'x63'
Dock door:	None; To Suit
Drive-in door:	Two (2); 14'x12'
Sprinkler:	None
Electrical Service:	240-volt, 3-phase, approximately 400-amps
Heat:	Natural gas/boiler
Roof:	EPDM Ballast installed in 2007
Truck court:	Asphalt
Parking Lot:	137 spaces
Restrooms:	One (1) set in office + (1) uni-sex
Assessed Valuation:	\$750,000
Annual Property Taxes:	\$20,969
Hamilton County Parcel ID's:	590-0350-0850-00

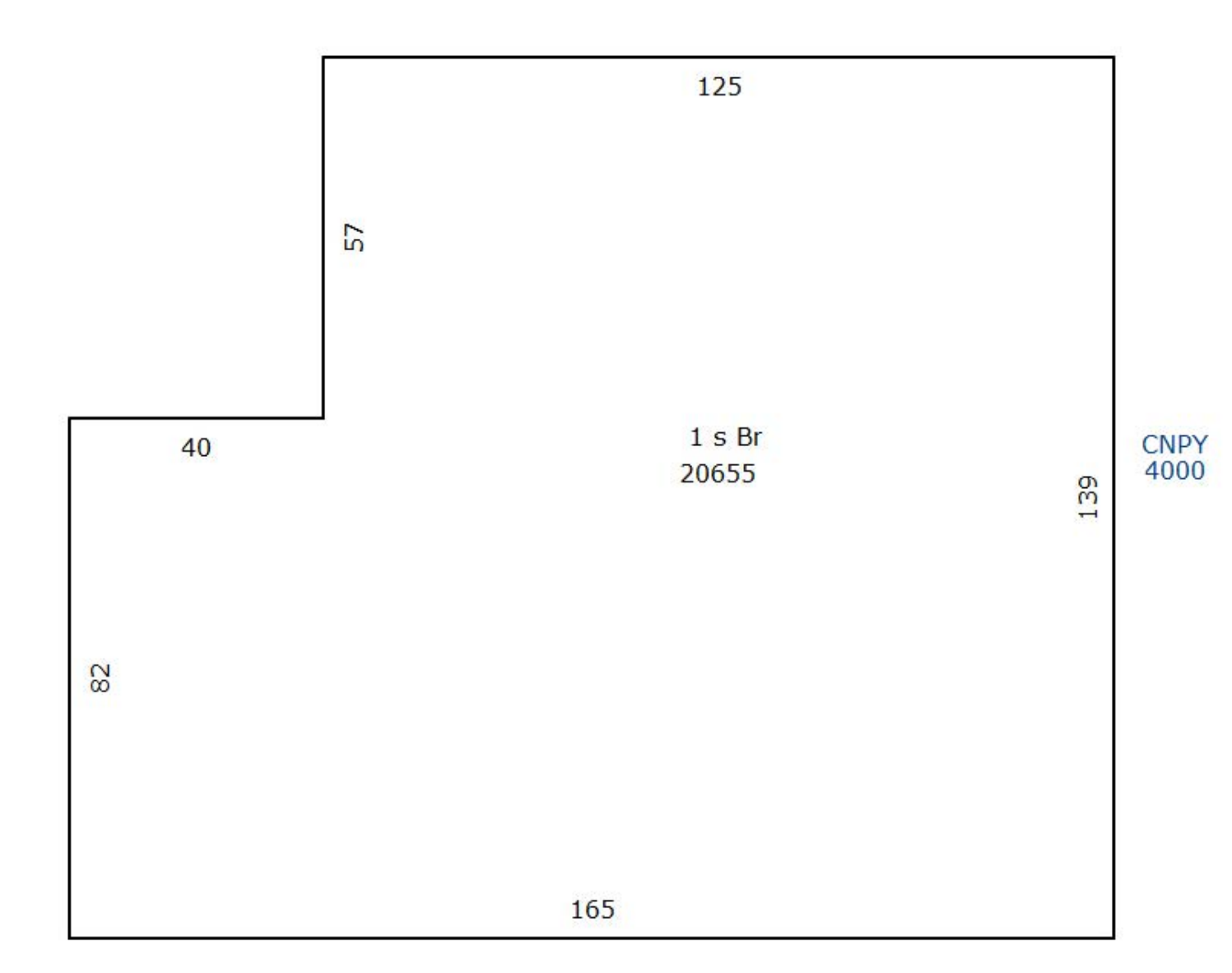
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FLOOR PLAN



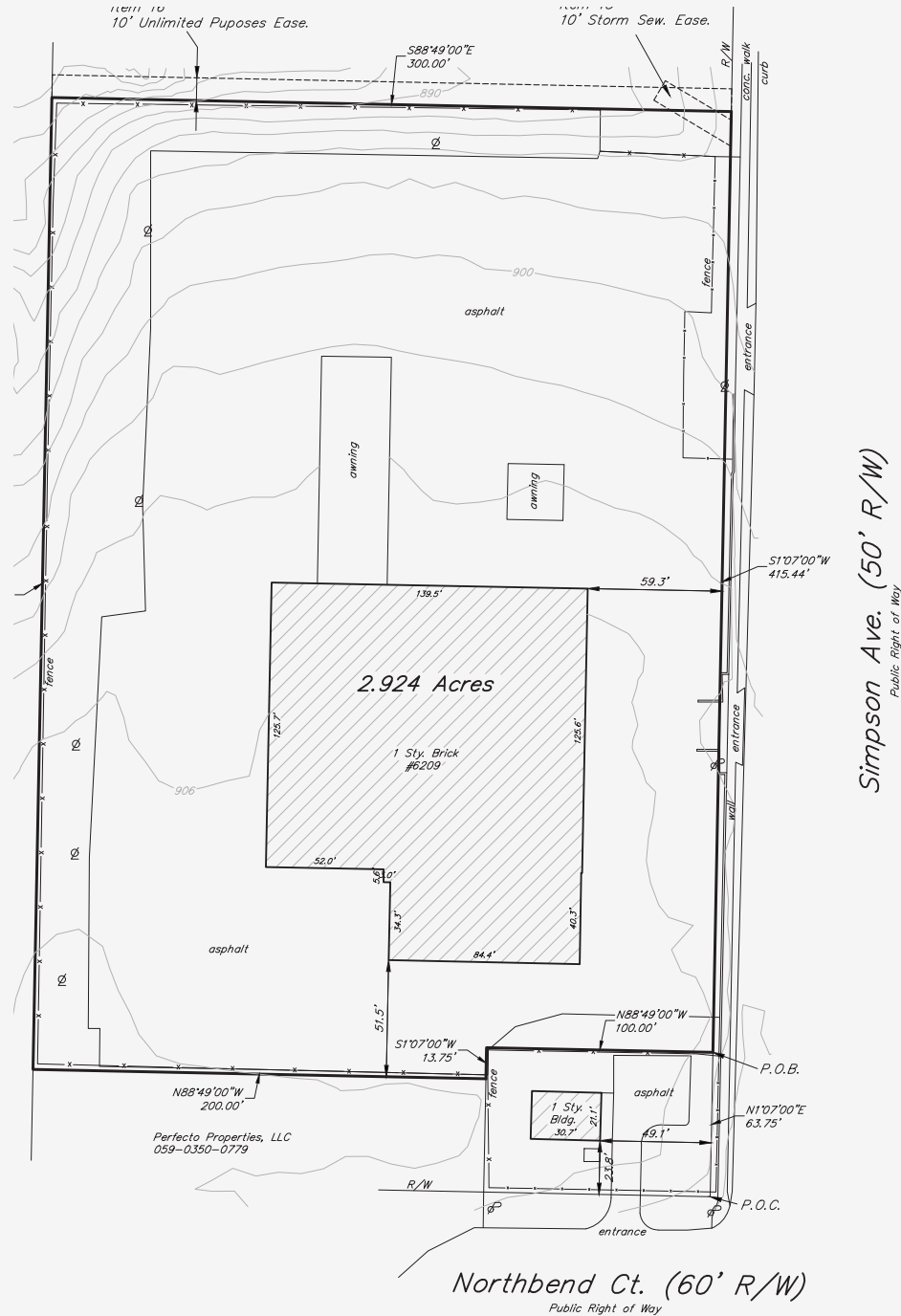
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SITE PLAN



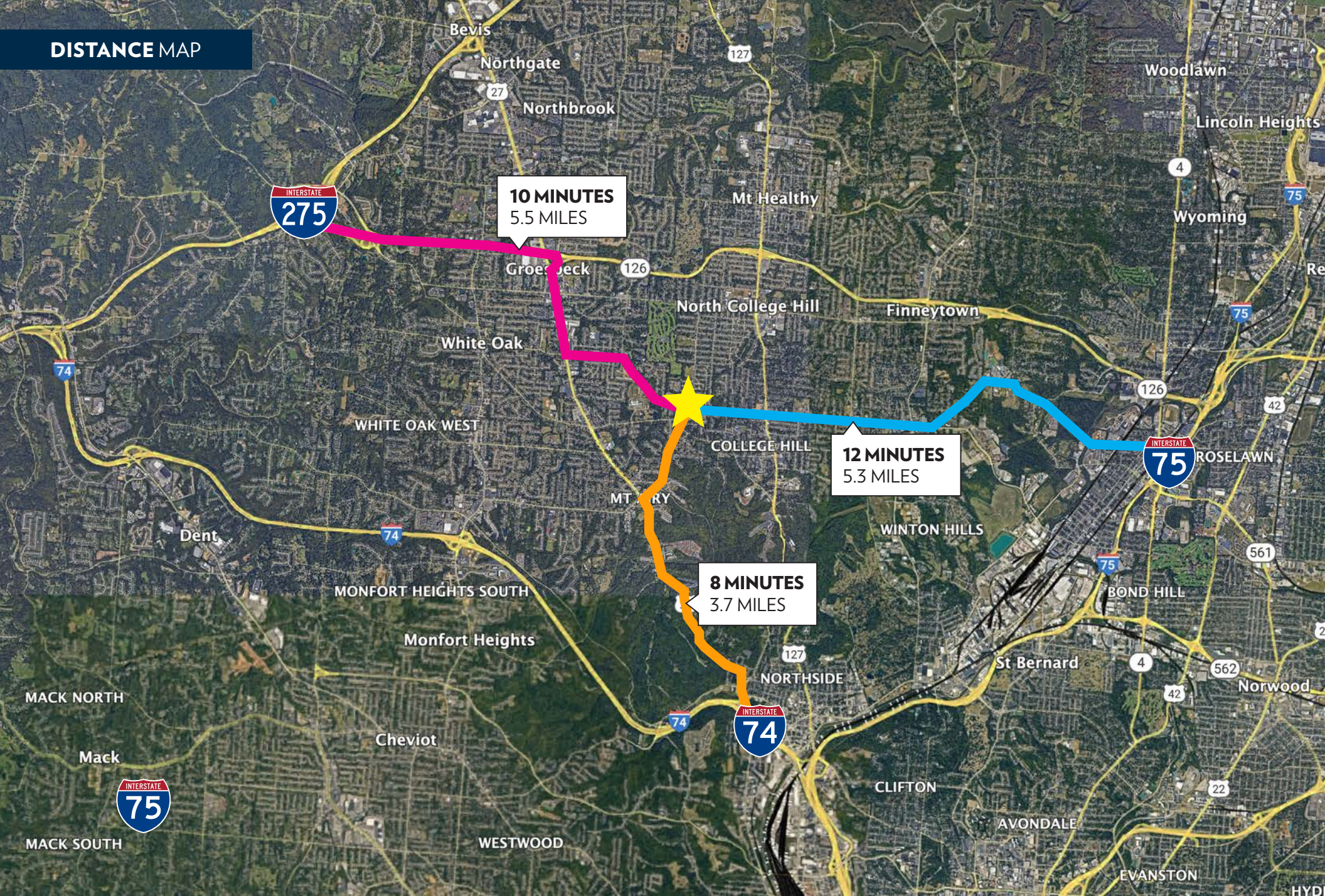
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DISTANCE MAP



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AVAILABLE SUITE



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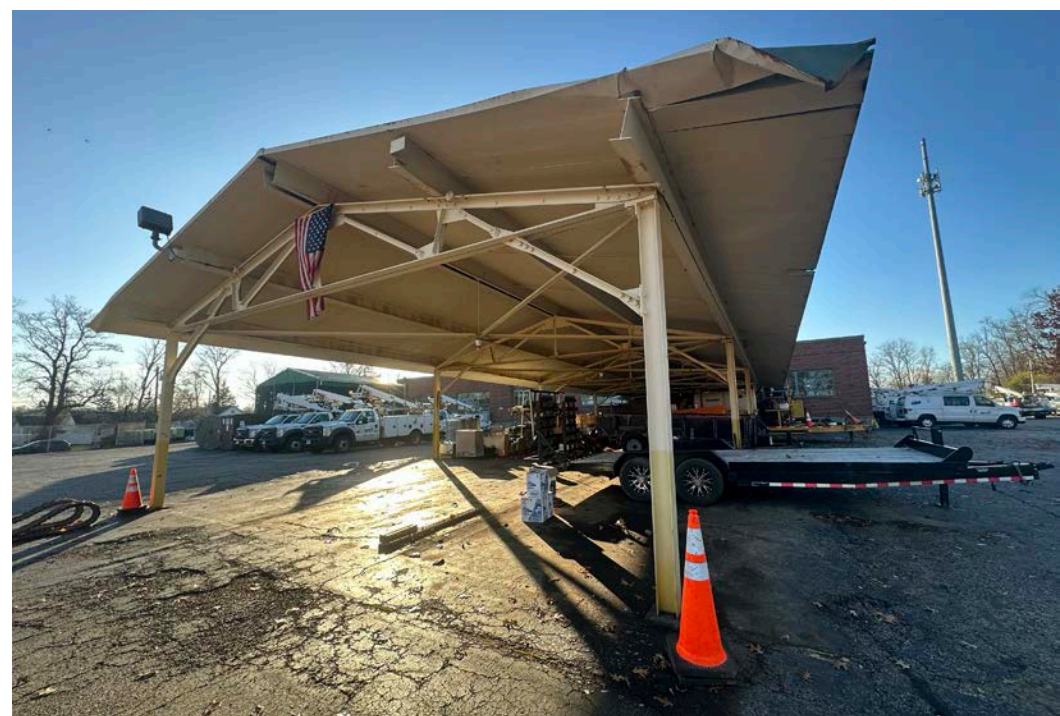
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