

# 246-256 Circle Freeway

Cincinnati, OH 45246

Owned & Operated By:  
**WESTMOUNT**  
REALTY CAPITAL, LLC

111,730 Sq. Ft. Available

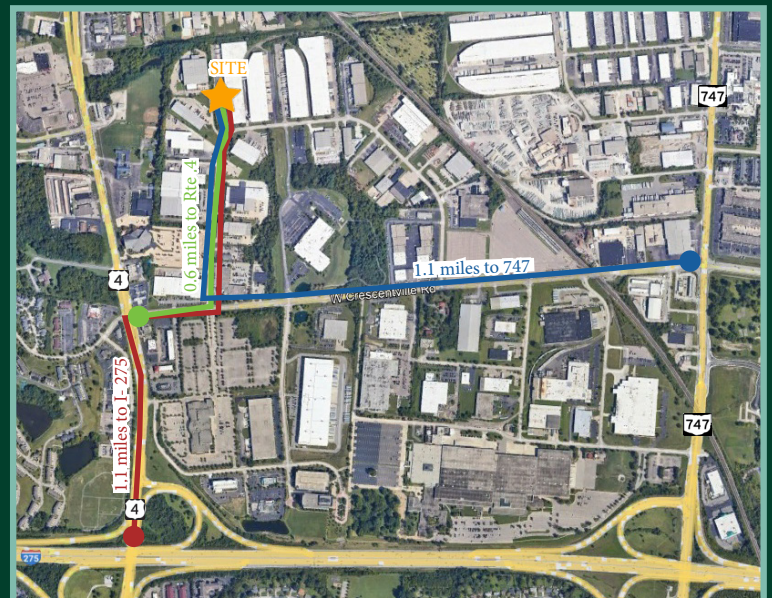


## Property Features

- + 111,730 Total Sq. Ft.
- + 21' clear height
- + No earnings tax
- + LED lighting in warehouse
- + Fully sprinklered - wet system
- + M-2 Industrial Zoning

## Miles to:

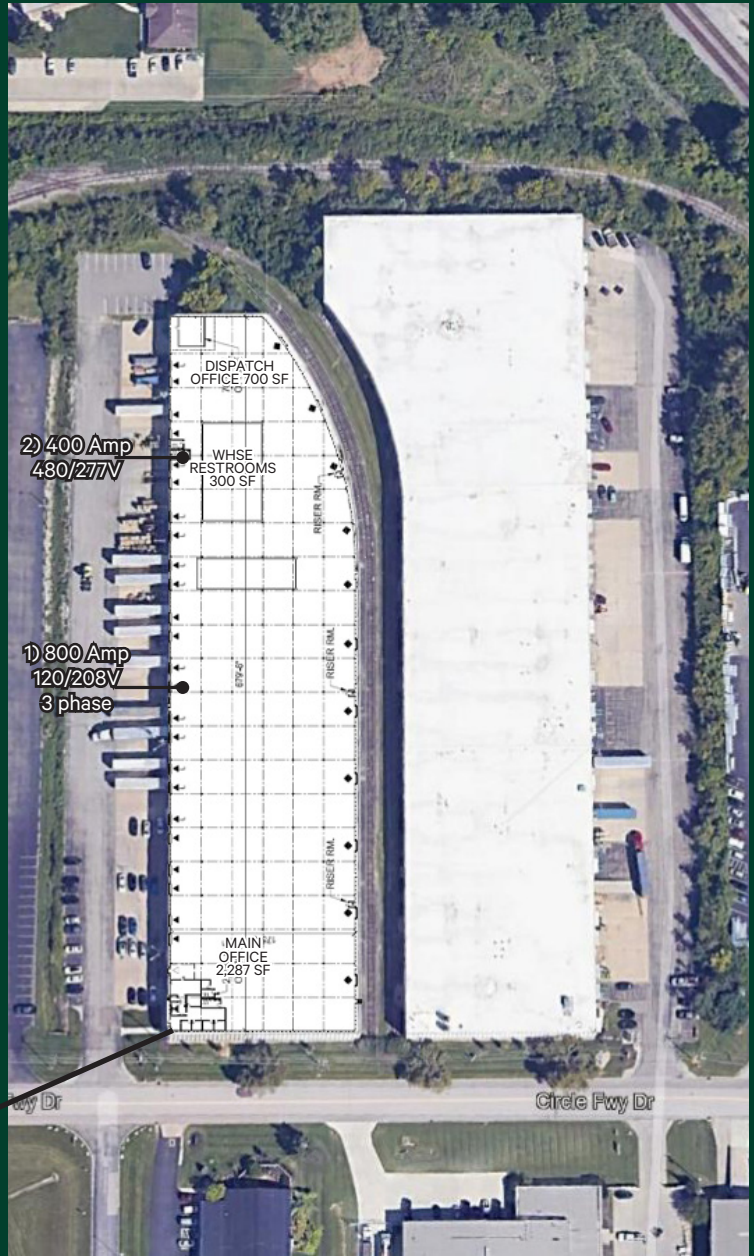
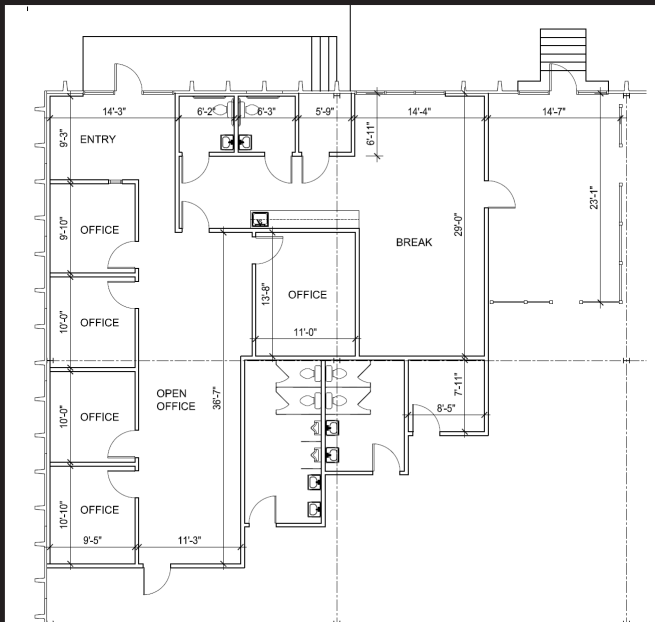
- + Route 4 - .6
- + I-275 & 747 - 1.1
- + I-75 - 3.8
- + Cincinnati - 20.2
- + Dayton - 41.7
- + CVG /Prime Air - 38.6
- + DHL Super Hub - 38.6
- + Lexington - 102
- + Indianapolis - 112
- + Louisville - 119





## Site Availability

Suite	246-256
Available SF	111,730 SF
Office SF	3,287 SF Total Main office 2,287 SF Dispatch office 700 SF Warehouse restrooms 300 SF
Dock Doors	23 Fifteen (15) levelers [Ten (10) pit-mounted Five (5) edge-of-dock]
Drive-in Door	1
Rail Doors	11
Auto Parking	67
Column Spacing	29' x 31'
Year Built	1970
Power	Two (2) services: 800 Amp 120/208V 3 phase & 400 Amp 480/277V



## Contact Us

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For Lease



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