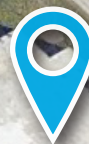


For Lease

3847 Duck Creek Rd
Cincinnati, OH

Duck Creek Rd

Kennedy Ave



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Colliers



Property Highlights

Total SF	30,020 SF
Office SF	1,220 SF
Acres	7.85 acres
Zoning	MG (Manufacturing General)
Year Built	1973
Construction	Masonry
Docks	1 (9' x 10')
Drive-ins	1 (10' x 14')
Clear Height	16'
Column Spacing	40' x 40'
Parcel #	051-0007-0072-00
Parking	+/- 18 auto spots
Roof	Metal
Power	277/480 volt; 2,000 amps; 3-phase
Lighting	LED
Heat	Gas-fired heating units
Sprinkler	Wet
Highway Distance	0.4 miles to I-71
Lease Rate	\$6.50/SF gross





INTERSTATE 71

562

INTERSTATE 71

Duck Creek Rd

Alamo Ave

Kennedy Ave



ILSCO

IHOP

REVIVE STRENGTH & WELLNESS

Valvoline

TireDiscounters

STEAK SHAKE

at home

meijer

TARGET

ESPORTA FITNESS

CRAN APZ

PETSMART

iStorage

OAKLEY STATION
AT THE CENTER OF CINCINNATI

Kroger CINEMARK Chick-fil'd

HOMWOOD SUITES by Hilton SUPERCUTS MIKE'S CARWASH

planet fitness Olive Garden MOD

Cane's

CRUNCH

crossroads church

AutoZone

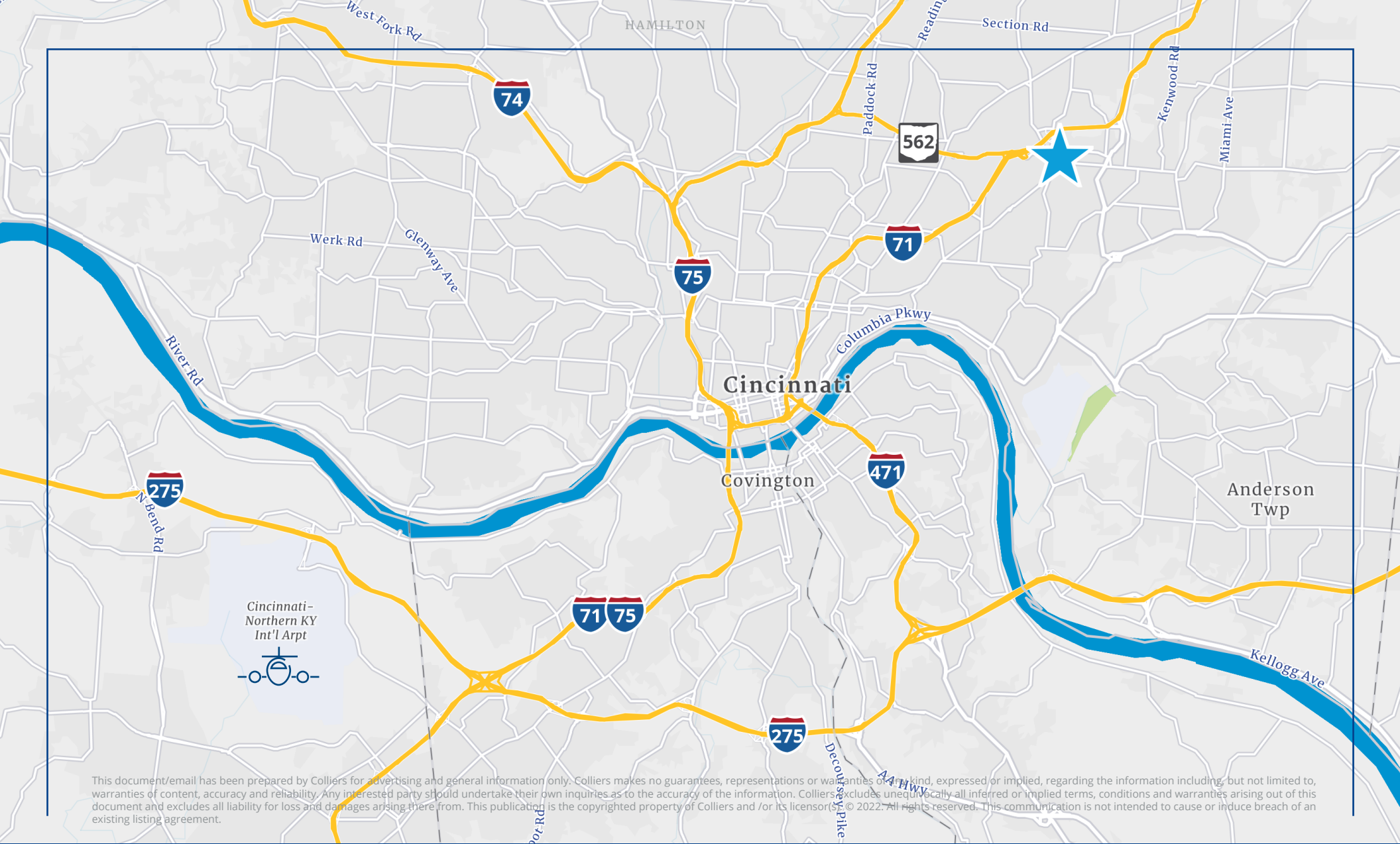
CRUMBL COOKIES

STARBUCKS

HOLLAND'S DONUTS

MADTREE





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