 **JLL** SEE A BRIGHTER WAY

**For sale or
lease**

29,904 SF Available

6855 Cornell Road
Blue Ash, OH 45242



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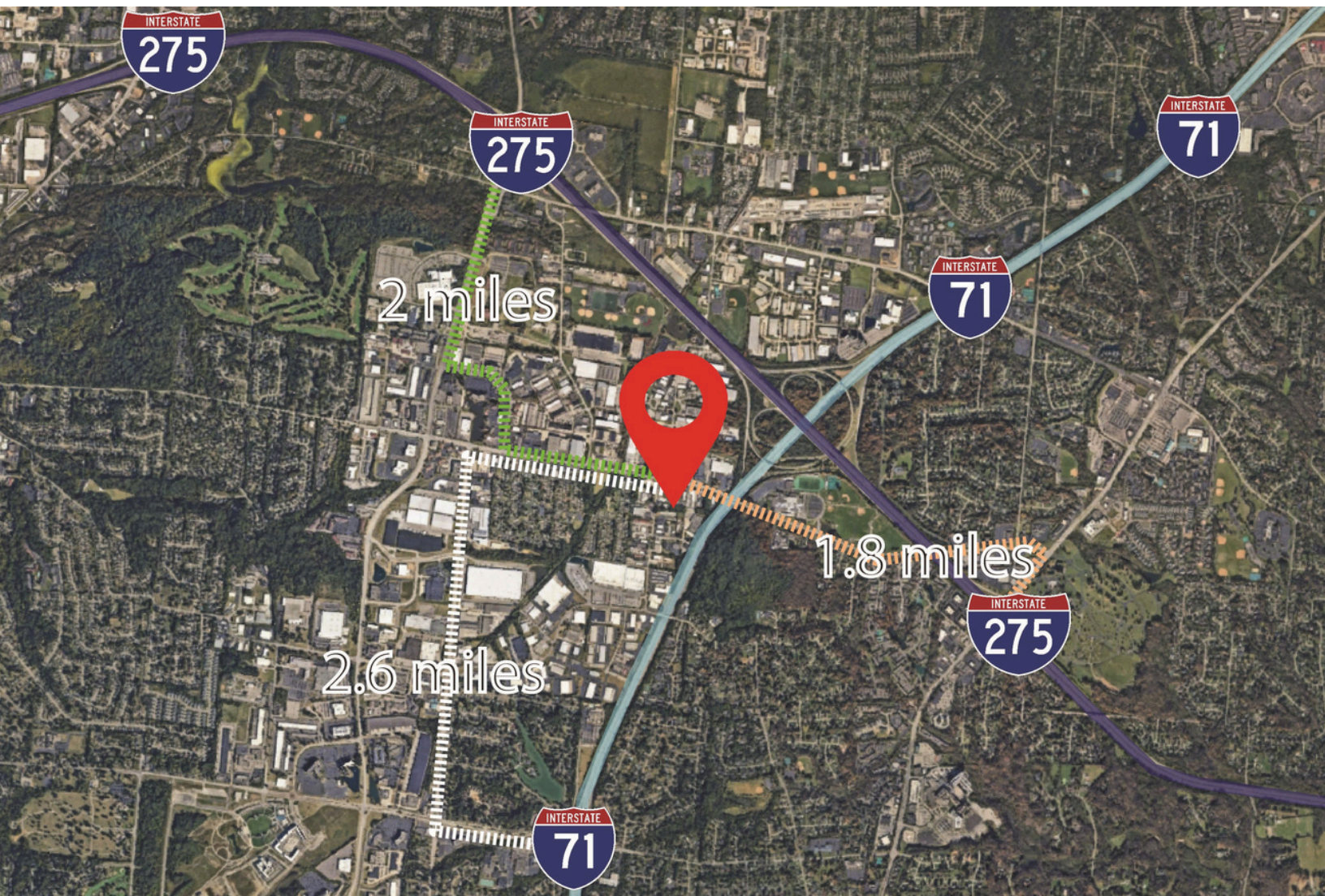
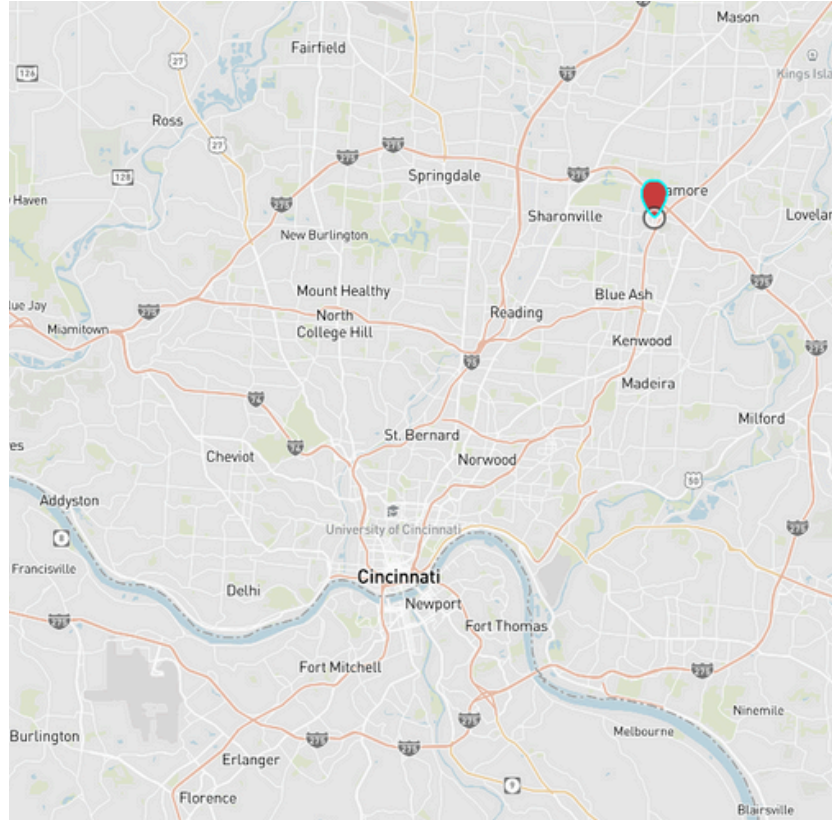
Property Details

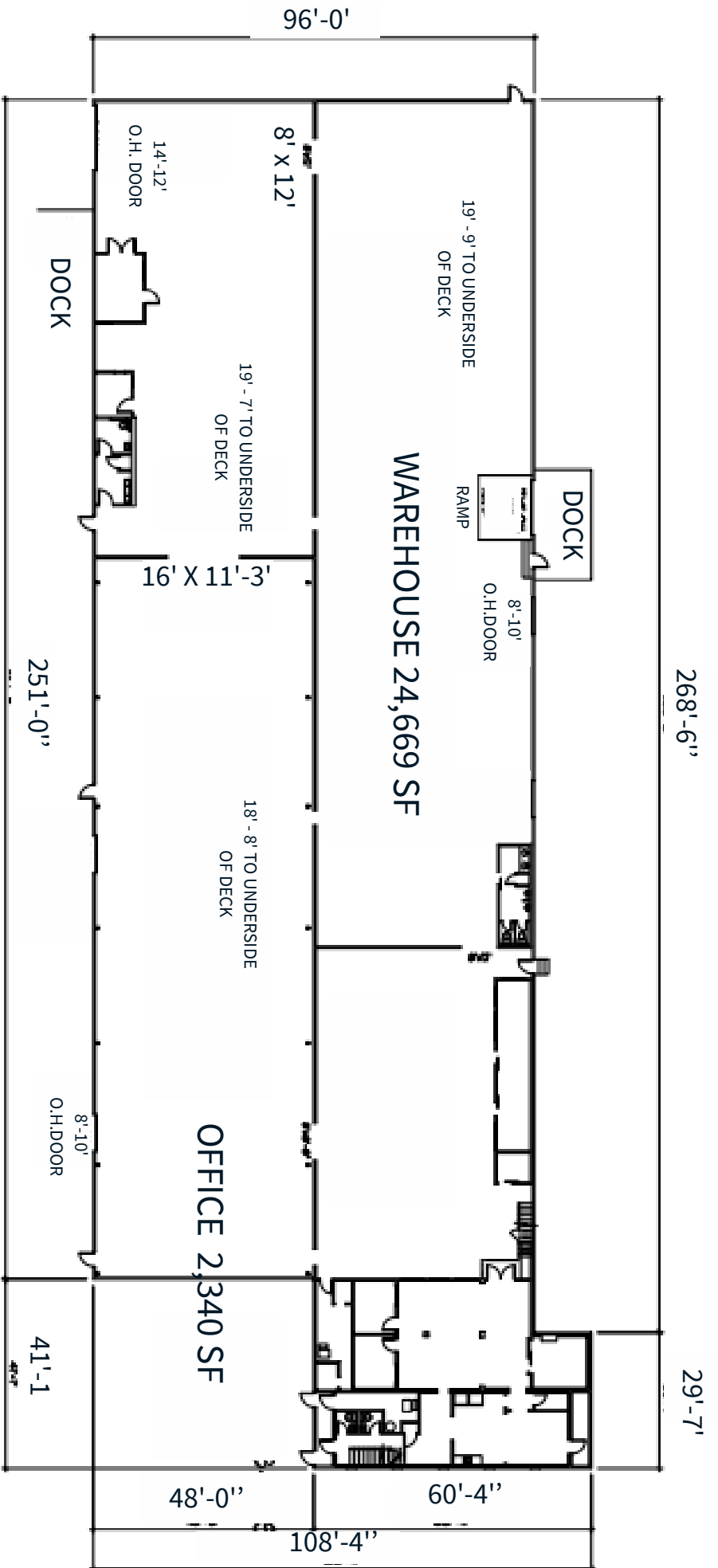
Total SF	29,904	Drive Ins	2 (10' x 12') 1 (12' x 14')
Office SF	2,376	Columns	Clear Span
Acres	2.295	Sprinkler	Wet System
Clear Height	16'-17.5'	Zoning	BAN (Blue Ash North)
Year Built	1974	Sale Price	\$3,500,000
Power	3 Phase/480V/2,000A	Lease Rate	\$6.50 PSF NNN
Docks	(4) External w/ levelers	Taxes/ Ins. Est.	\$1.15 PSF

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Advantages & Amenities

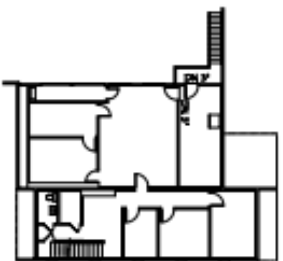
- Multiple access routes to interstates
- 34 min (30.3 mi) via I-71 S to CVG Airport
- Proximity to major transportation hubs
- Excellent logistics connectivity
- Access to a large consumer market
- Skilled labor pool
- Business-friendly environment





TOTAL 21,009 SF

FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"



TOTAL 2,045 SF

SECOND FLOOR PLAN