



For sale **\$4,700,000 (~71.62/SF)**

65,628 SF

5545 Fair Lane, Cincinnati, OH 45227



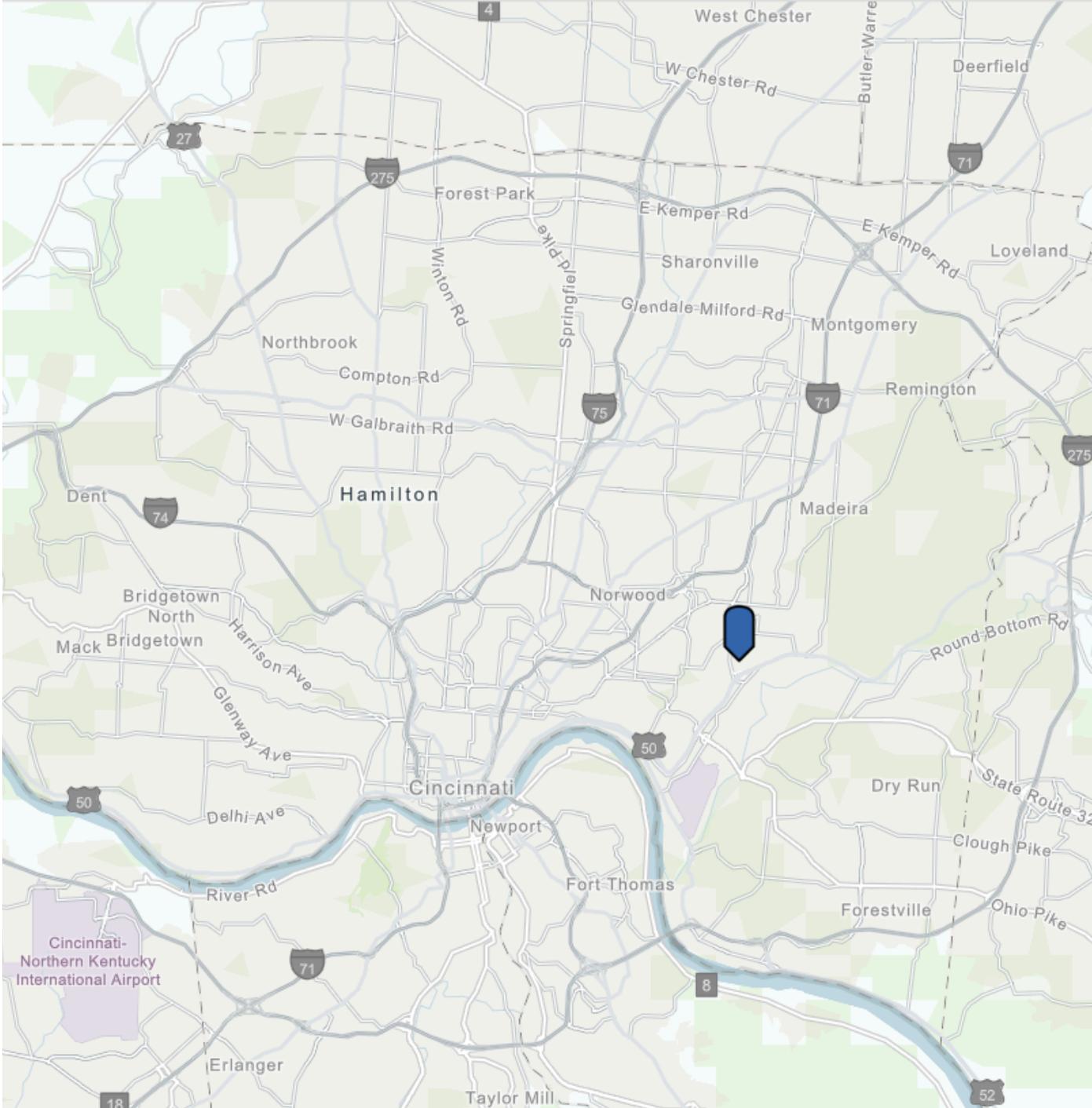
Location

Strategically positioned in East Cincinnati's Madisonville industrial corridor with superior highway access to I-71 and I-275. The location offers excellent connectivity to downtown Cincinnati, Northern Kentucky, and the broader Greater Cincinnati logistics network, with a strong regional labor force within commuting distance.

3.2 MI.
Downtown Cincinnati

2.8 MI.
I-71 & I-275 Interchange

1.5 MI.
Columbia Parkway/Eastern Corridor



5545 Fair Lane

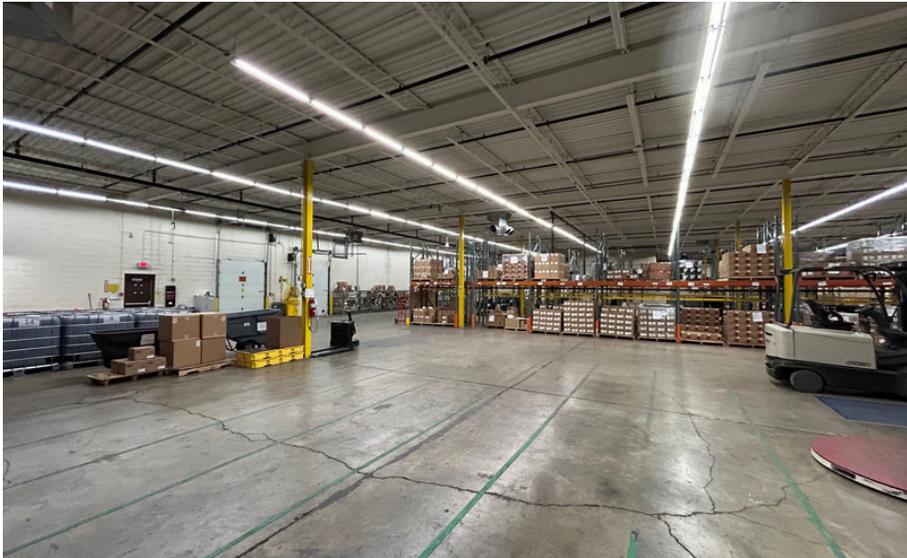
Available SF	65,628 SF
Acres	3.502
Office Size	13,000 SF
Clear Height	14'-17'
Docks	6
Drive Ins	1
Sprinklers	Wet and Foam System
Columns	25'x35'
Power	2,000A/480V/3 Phase and 600A/208V/3 Phase
HVAC	100% in back Warehouse
Acres	3.502



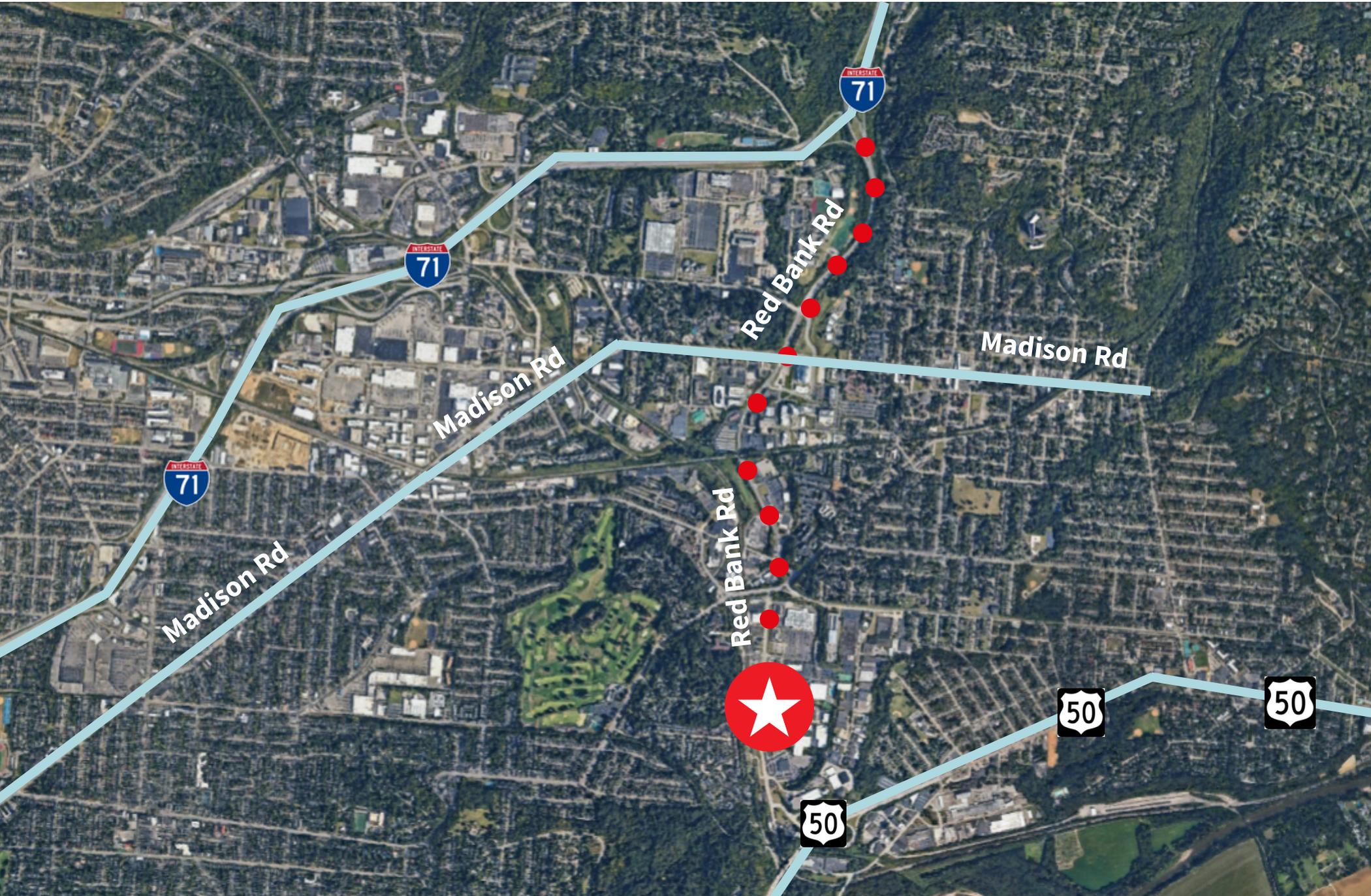
Floorplans



5545 Fair Lane



2.1m Miles to I-71 via Red Bank Road





Thank you

Tom Fairhurst

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Jones Lang LaSalle Americas, Inc.