

JT Gallenstein I,LLC
6801 Creek Rd., Blue Ash, OH 45242

INDUSTRIAL BUILDING FOR LEASE
5853-71 CREEK ROAD
13,625 SQ.FT.

Office: 2300 sqft

Date available: November 2025

Warehouse: 11,325 sqft

of floors: 1

Dimensions: 100' 0" X 136' 3"

Zoning: Blue Ash M-4

Parking: 26 Cars

Base Annual Rent: \$8.50 as-is

Construction: Pre-Engineered Brick
Veneer

Roof: Metal Standing Seam

Rail: No

Electric power (quantity): 120/208v, 3
phase, 4 wire, 1,200 amps

Drive-in door(s): No

Natural gas: Yes

Sprinkler: Yes

Truck docks: Three

Drains: No

Office space: Wall to wall carpet, paint
and drywall

Heating: Office / Warehouse

Restrooms: 5

Clearance: 19' 6" min. to 23'ft

A.C.: Office

Column spacing: 24'

Tax district: 77-3405

Taxes: \$17,360.00 by Tenant

Insurance: \$1,365.00 By Tenant

Additional information:

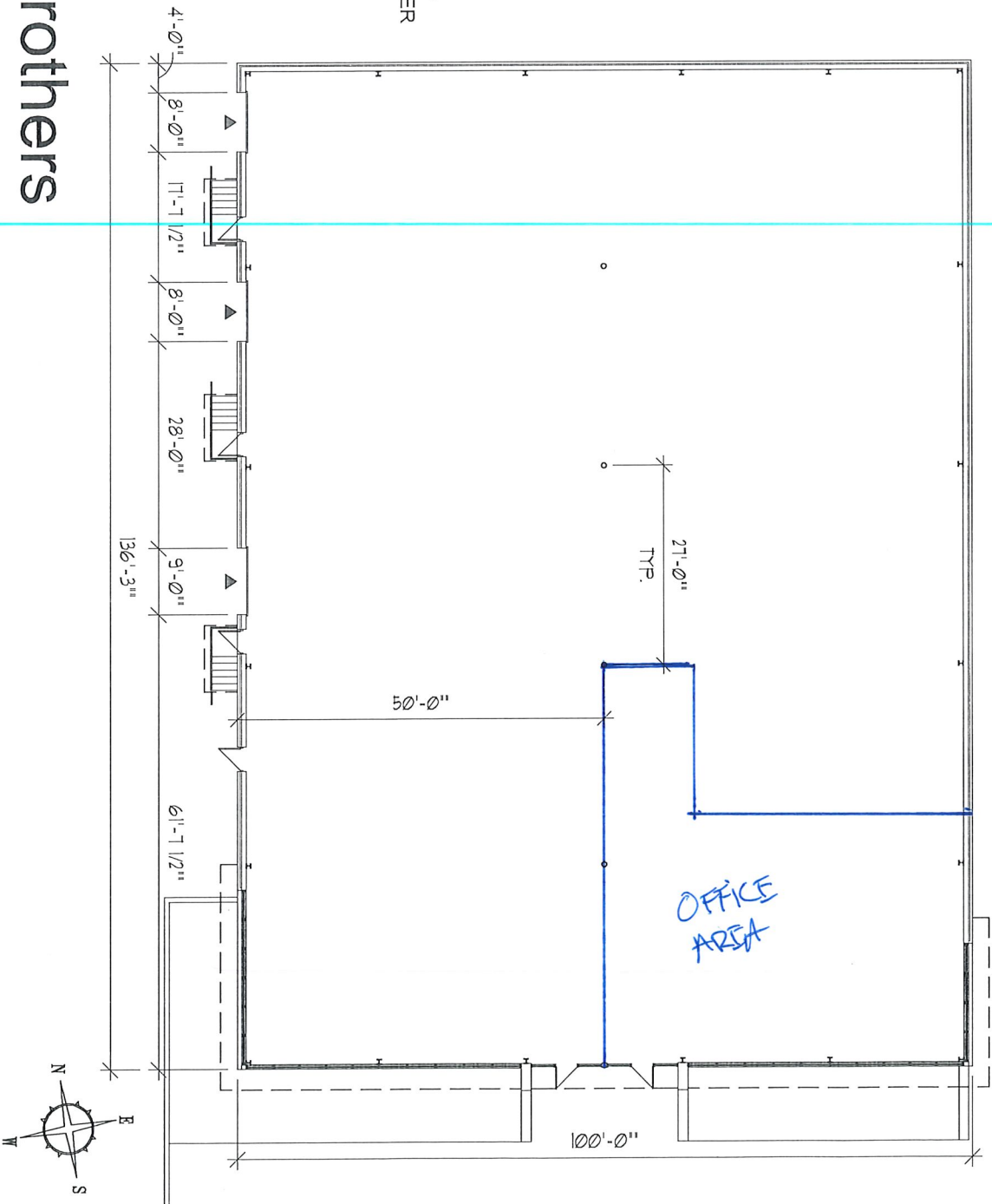
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GALLENSTEIN BROS., INC.
BUILDERS & DEVELOPERS
6801 CREEK ROAD
CINCINNATI, OHIO 45242

BUILDING AREA - 13,625 S.F.

- (2) 8' x 9' DOCK DOORS WITH LEVELER
- (1) 9' x 9' DOCK DOOR
- BAY SIZE = 27' x 50'
- AMPLE PARKING
- ▲ DOCK-HIGH DOOR
- DRIVE-IN DOOR



Gallenstein Brothers

5853-71 Creek Road, Cincinnati, OH 45242

