



3249 E KEMPER RD. SHARONVILLE, OH 45241
AVAILABLE FOR LEASE



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PROPERTY HIGHLIGHTS



9,815 Total SqFt

- Located in City of Sharonville minutes to I-275 Mosteller Rd. + SR 42 and I-75 at Sharon Rd.
- Signage available at E Kemper Rd. entrance
- Potential outdoor storage + trailer parking available
- Available for immediate occupancy
- Lease Rate: \$7.00/SqFt plus \$200/month for electric services

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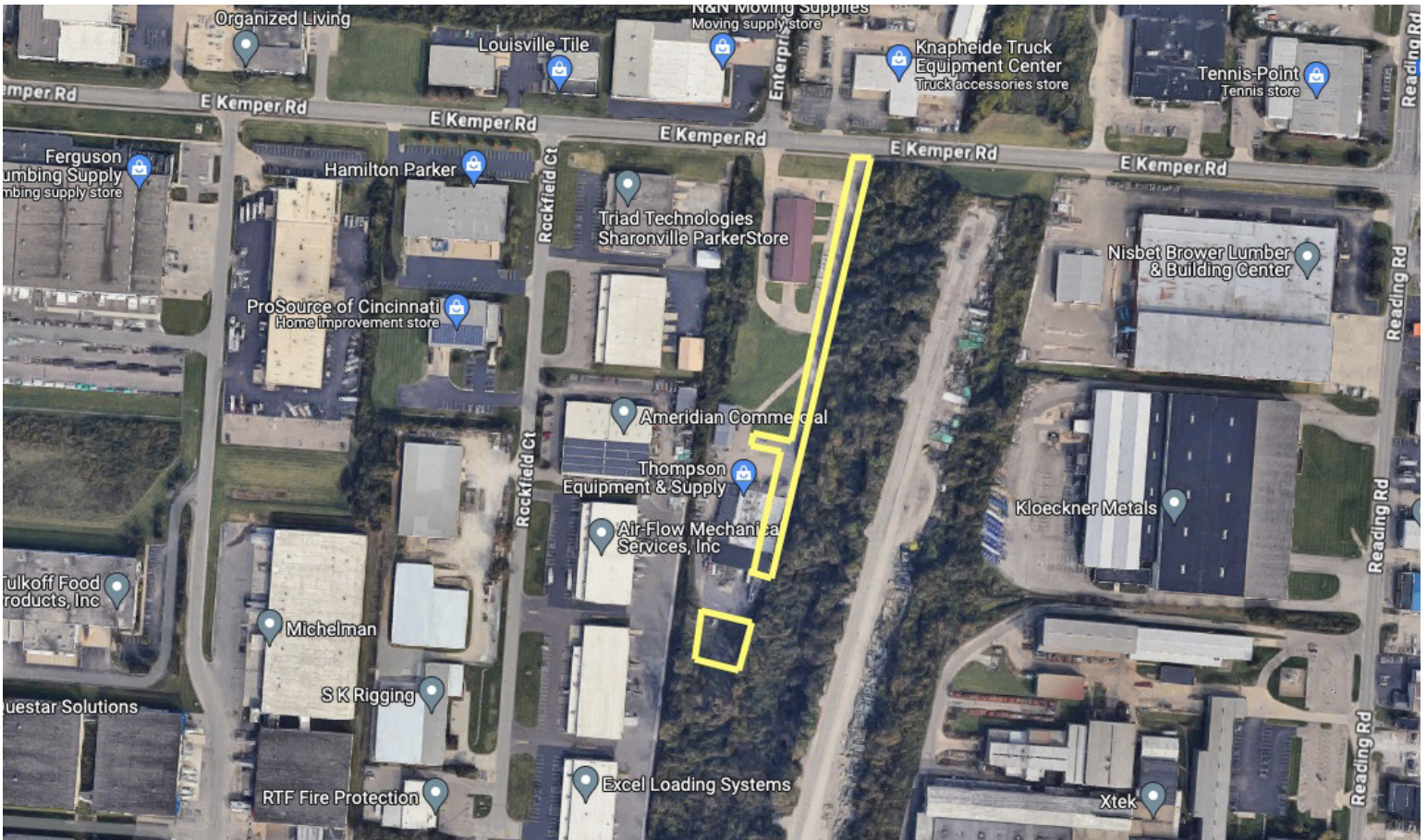
SHARONVILLE, OH

PROPERTY DETAILS

Total SqFt:	9,815
Warehouse SqFt:	8,260
Office SqFt:	1,555
Clear Height:	12'-13'
Year Built:	1960
Type Construction:	Concrete block/masonry
Lighting:	T-5's
Column Spacing:	Clear span
Dock door:	One (1) portable dock lift available

Drive-in door:	Two (2) - 12'x12' and 8'x10'
Sprinkler:	None
Electrical Service:	3-phase
Heat:	Natural gas
Roof:	Shingles and rubber
Truck court:	110'
Parking Lot:	10+ spaces
Restrooms:	Two (2) sets

PARCEL OUTLINE



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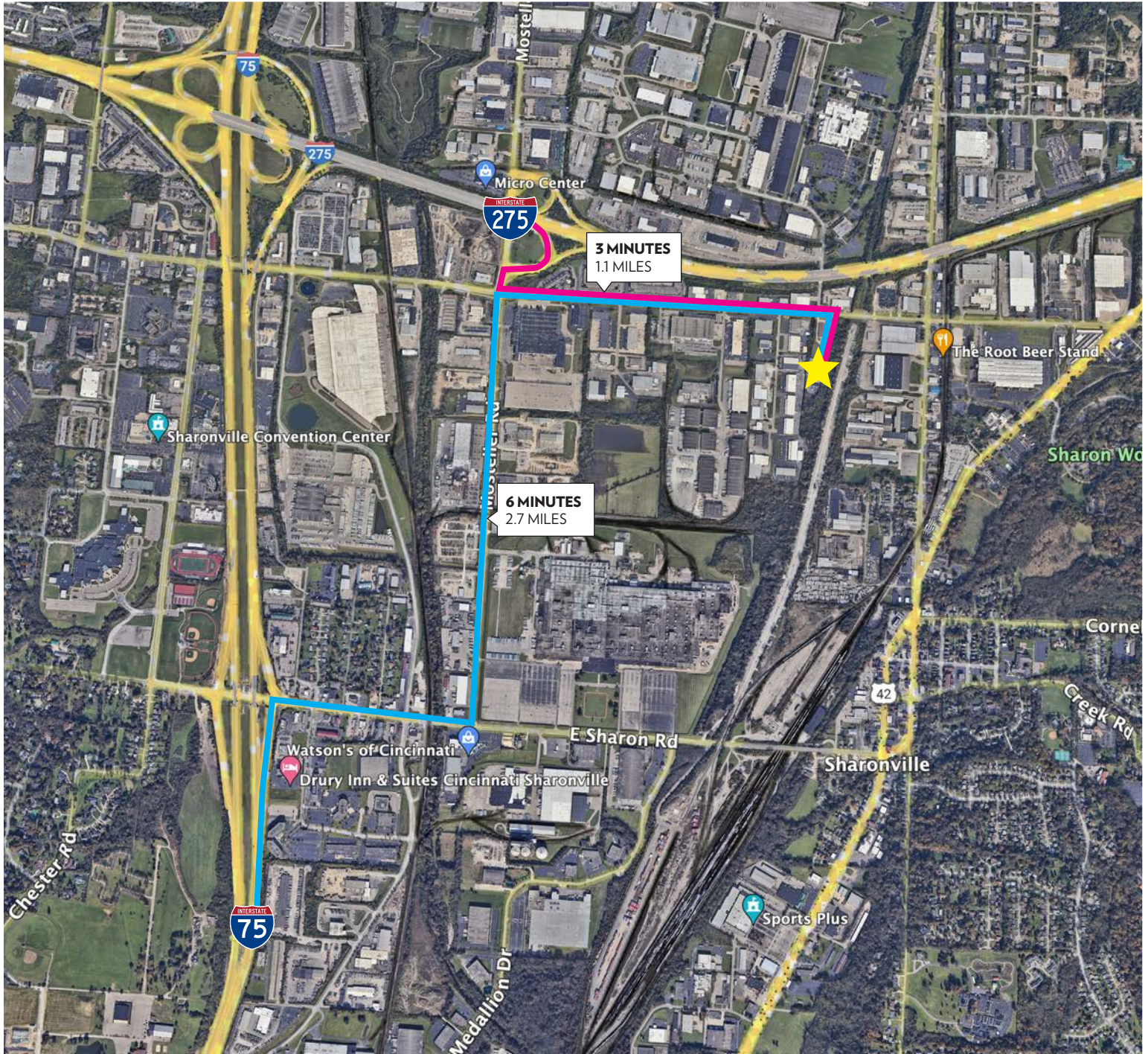
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DISTANCE MAP



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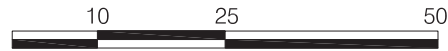
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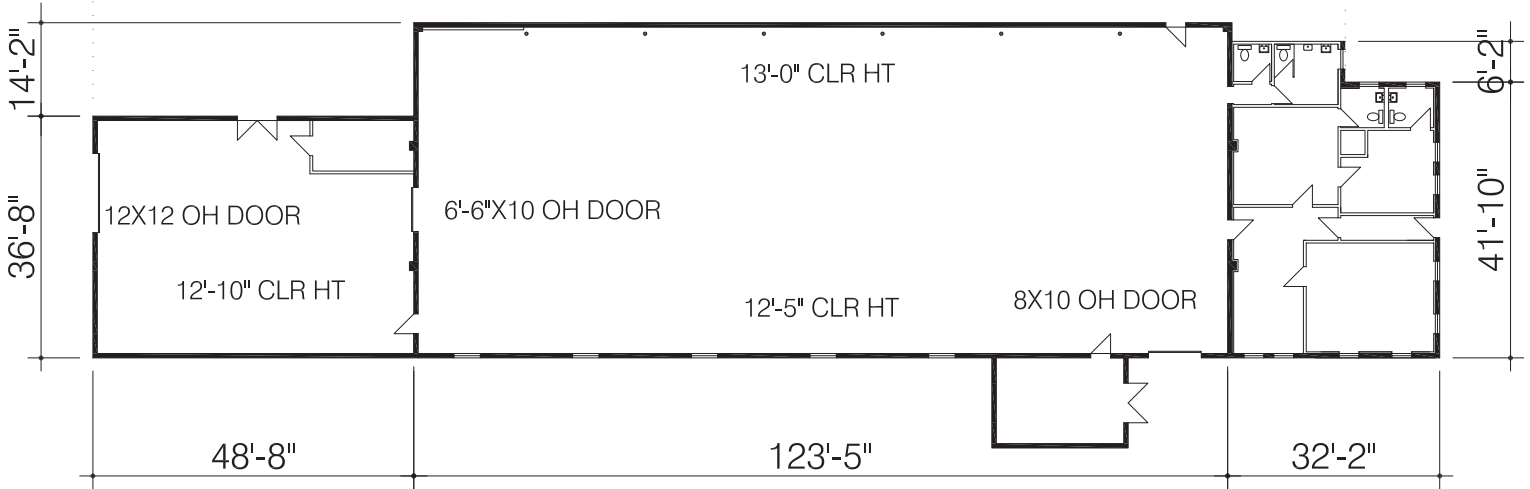
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FLOOR PLAN

FLOOR PLAN 



OFFICE	1,555 SF
WAREHOUSE	8,260 SF
TOTAL	9,815 SF



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PROPERTY PHOTOS



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