



Cross-docked building  
(10 docks) with fully  
fenced lot!

**For Lease**

**295 Edison Drive**  
Monroe, OH 45044



*Click here for drone footage!*

**Available 5/1/2023**

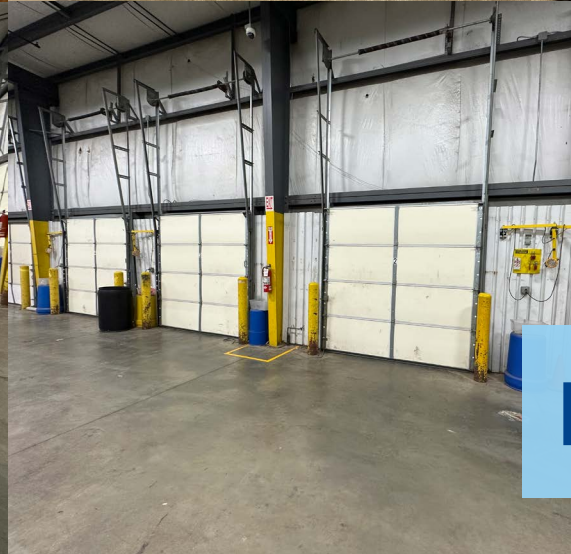


**Chuck Ackerman, CCIM, SIOB**  
Senior Vice President  
+1 513 562 2266  
chuck.ackerman@colliers.com

**Bill Keefer, SIOB**  
Senior Vice President  
+1 513 562 2235  
bill.keefer@colliers.com

**Contact us:**  
**Jeffrey Kroeger**  
Vice President  
+1 513 562 2215  
jeffrey.kroeger@colliers.com

# Interior Photos

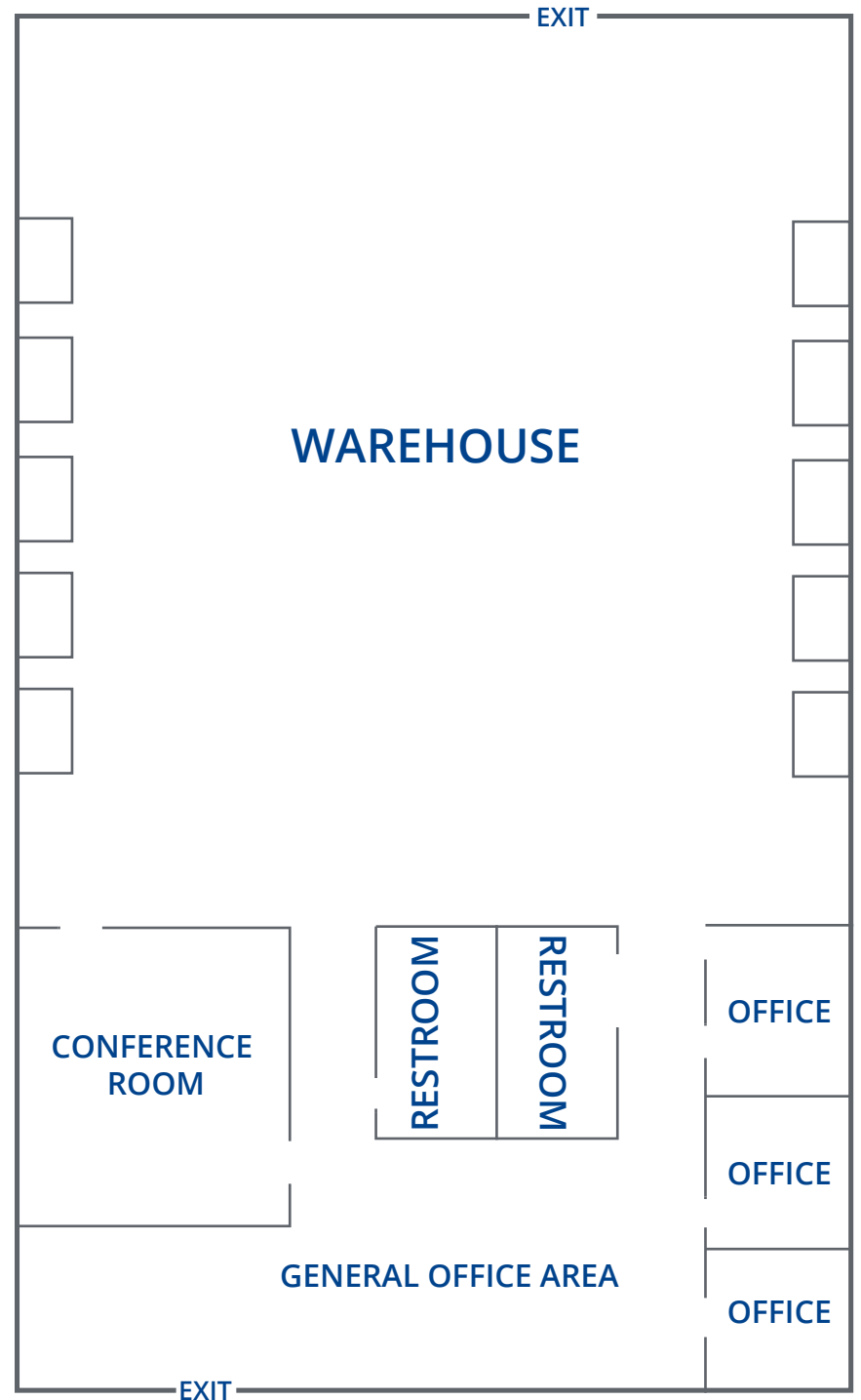
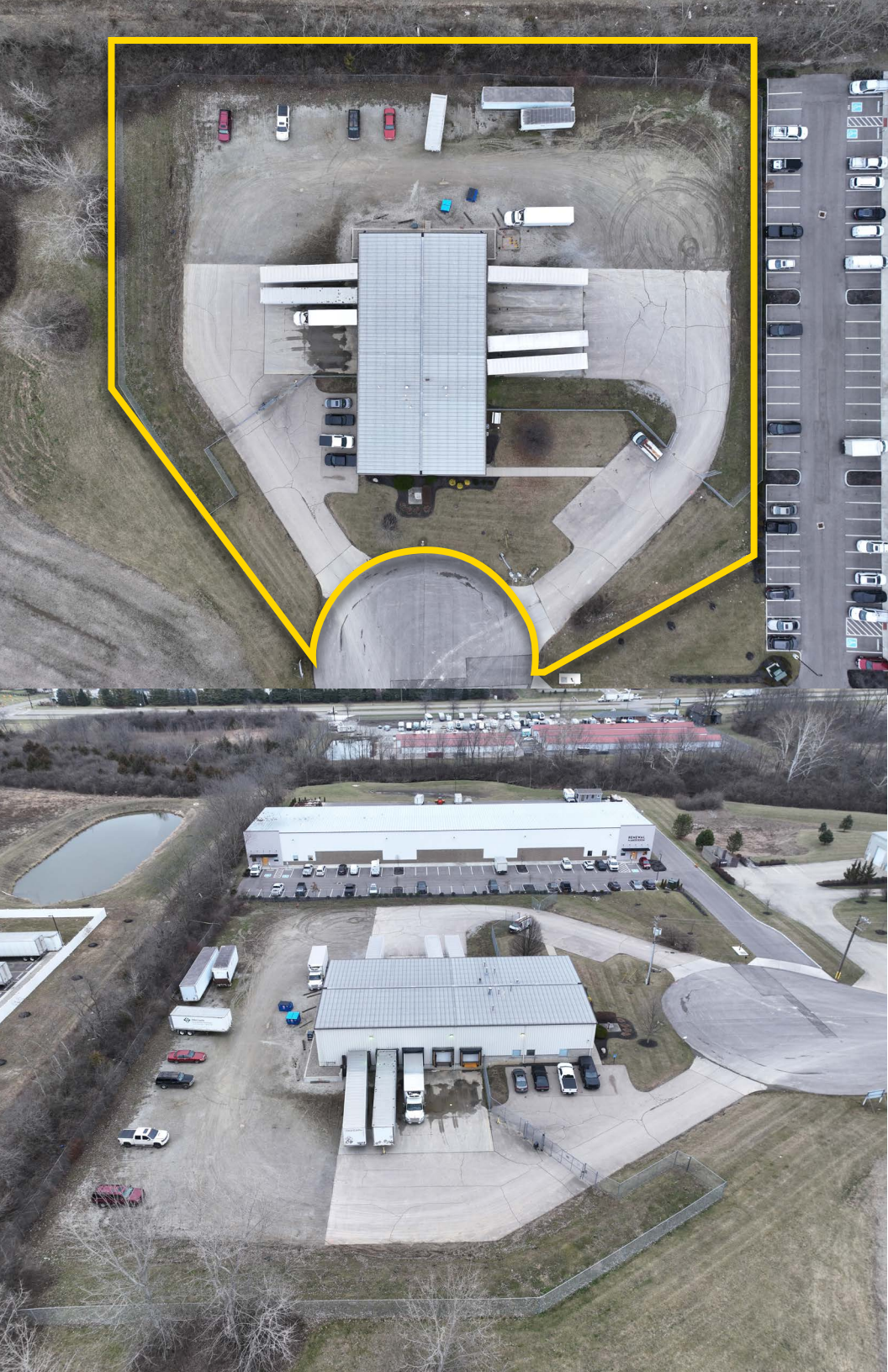


## Property Highlights:

Total Building Area	8,162 SF
Office	3,000 +/- SF
Acreage	2.294 Acres
Parcel Number	C1800017000041
Zoning	L-1 Light Industrial
Year Built	2003
Loading	10 Dock Doors (5 on each side)
Clear Height (WHSE)	20'-22'
Construction	Block and Metal
Roof	Metal
Lighting	LED
Sprinkler	Wet
HVAC	Gas Forced Air
Parking	15 Auto spots with surplus land for trailer storage
Highway Accessibility	4.3 Miles to I-75 via SR 63
Miscellaneous	Big Ass Fans

**Lease Rate: \$11.95/SF NNN**

# Floor Plan



*\*Not to scale*

