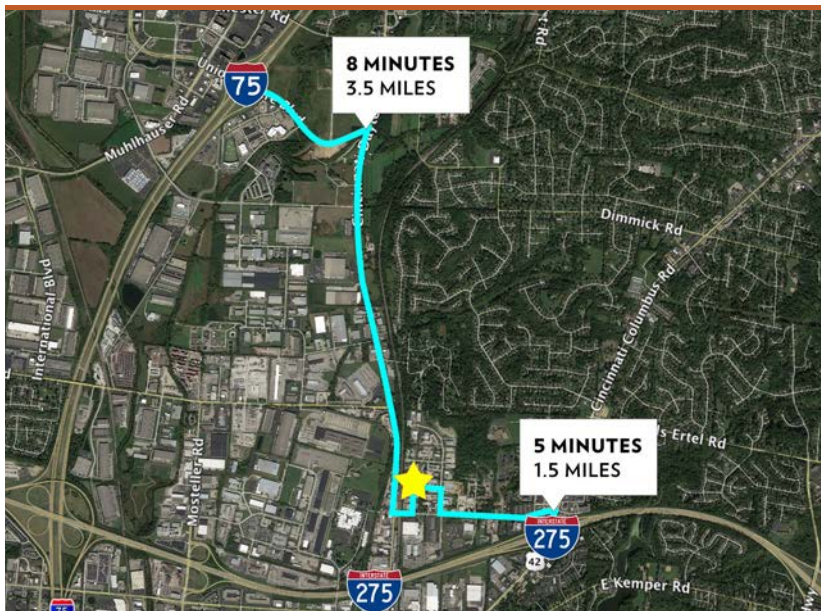




11939 TRAMWAY DRIVE, SHARONVILLE, OH 45241

AVAILABLE FOR LEASE



PROPERTY HIGHLIGHTS



20,534 Total SqFt

- Building completely remodeled in 2021
- Located in Sharonville less than 1-mile from I-275 and minutes to I-75
- Surplus parking/storage area in area of building
- City of Sharonville Zoning: GI – General Industry
- Available for immediate occupancy



CLICK HERE FOR AERIAL VIDEO



CLICK HERE FOR THE 360° TOUR

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Rod MacEachen
(513) 675-5764
Rod@SqFtCommercial.com

Roddy MacEachen
(513) 739-3985
Roddy@SqFtCommercial.com

Jared Wagoner
(812) 890-1768
Jared@SqFtCommercial.com

11939 TRAMWAY DR

SHARONVILLE, OH

PROPERTY DETAILS

Total SqFt:	20,534
Warehouse SqFt:	17,716
Office SqFt:	2,818
Year Built:	1990/1995 with full remodel in 2021
Clear Height:	18'-21'
Type Construction:	Pre-Engineered Metal (Warehouse). Masonry/Concrete Block (Office)
Acres:	1.528
Lighting:	LED
Electrical Service:	120/208V, 3phase, 4-wire, 400+ Amps
Drive-in door:	One (1) – 12'x14'

Dock doors:	Four (4)
Sprinkler:	Wet System
Roof:	Fully-Insulated Metal
Heat:	Natural gas-fired unit heaters
Truck court:	80'
Restrooms:	Two (2) sets
Assessed Value:	\$771,020 (\$38/SF)
Annual Taxes:	\$20,615 (\$1.01/SF)
Hamilton County Parcel ID:	608-0027-0226-00

EXTERIOR PHOTO



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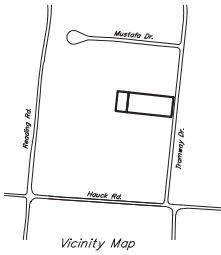
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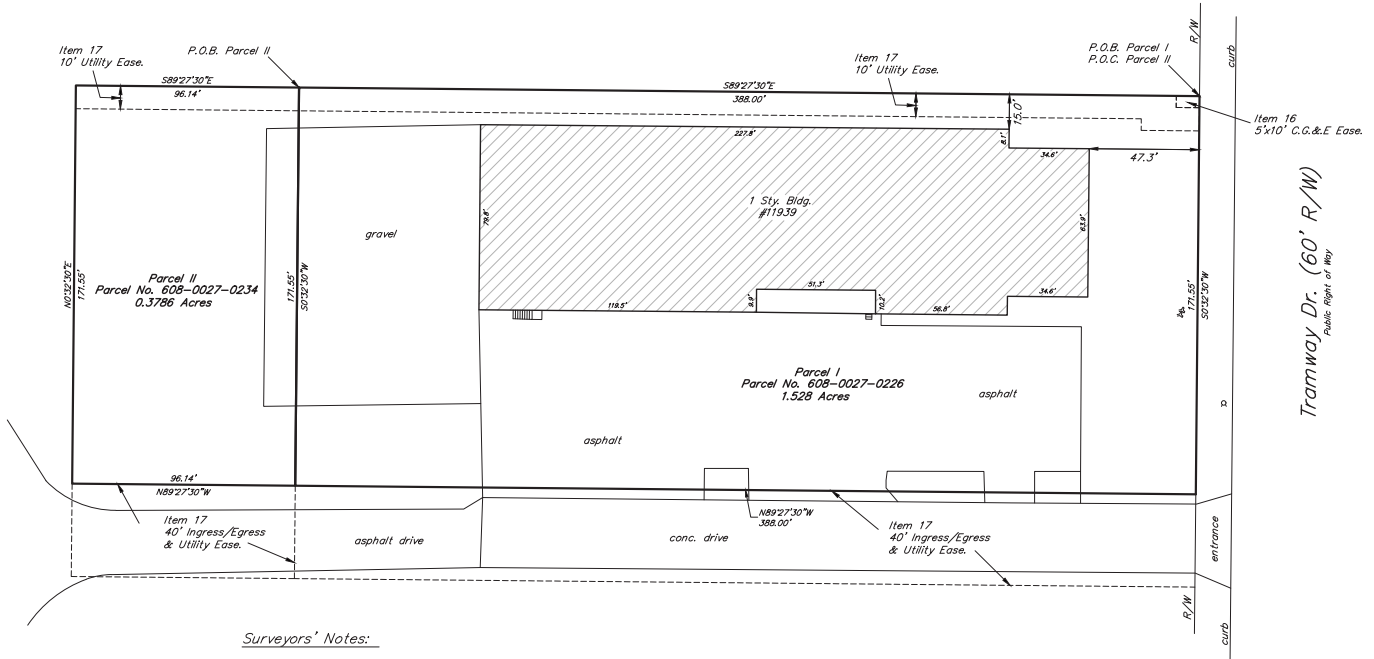
SHARONVILLE, OH

PROPERTY SURVEY

O.S. 7232, Pg. 1514



The Title is, at Commitment Date, vested in:
M & E Synergy Company, an Ohio corporation by General Warranty Deed dated
November 6, 1996 and recorded December 23, 1996 in Official Record Book 7232, Page
1514, Hamilton County, Ohio Records.



Surveyors' Notes:

Subject property has indirect access on a Public Right of Way known as E. Kemper Rd. via an ingress/egress easement, as shown.

No observed evidence of proposed changes in street right of way lines nor observed evidence of, recent street or sidewalk construction or repairs.

The Property shown on the drawing consists of all the property identified as Auditor's Parcel No. 608-0027-0226 and 0234 and no other land.

From observed evidence as shown hereon, gas, electric, telephone, water lines, sanitary and storm sewer services are available for the subject property, property.

From observed evidence, there are no oil or gas wells or pipelines located on the Property.

No observable evidence of site used as a solid waste dump, sump or sanitary landfill.

There is no evidence of earth moving work building construction or building additions at the time of this survey.

No wetlands delineation markers were detected on the Property.

No division or party walls exist with respect to adjoining properties.

The property shown on the drawing is contiguous to adjoining land along the common boundary lines, with no gaps, gores or overlaps.

The record and measured calls for the property form a mathematically closed figures.

The property shown on the drawing is the same as the property identified in First American Title Insurance Company Commitment Number OH-FAM-16-001450

Striped Parking Spaces:

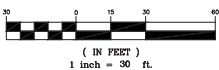
0 Regular
0 Handicap
0 Total

Said described property is located within an area having a Zone Designation X by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 39061C0092E, with a date of identification of February 12, 2010, for Community Number 0092E & 0091E, in Hamilton County, State of Ohio, which is the current Flood Insurance Rate Map for the community in which said property is situated.

Legend

⊙ = Fire Hydrant
⊙ = Stand Pipe

GRAPHIC SCALE



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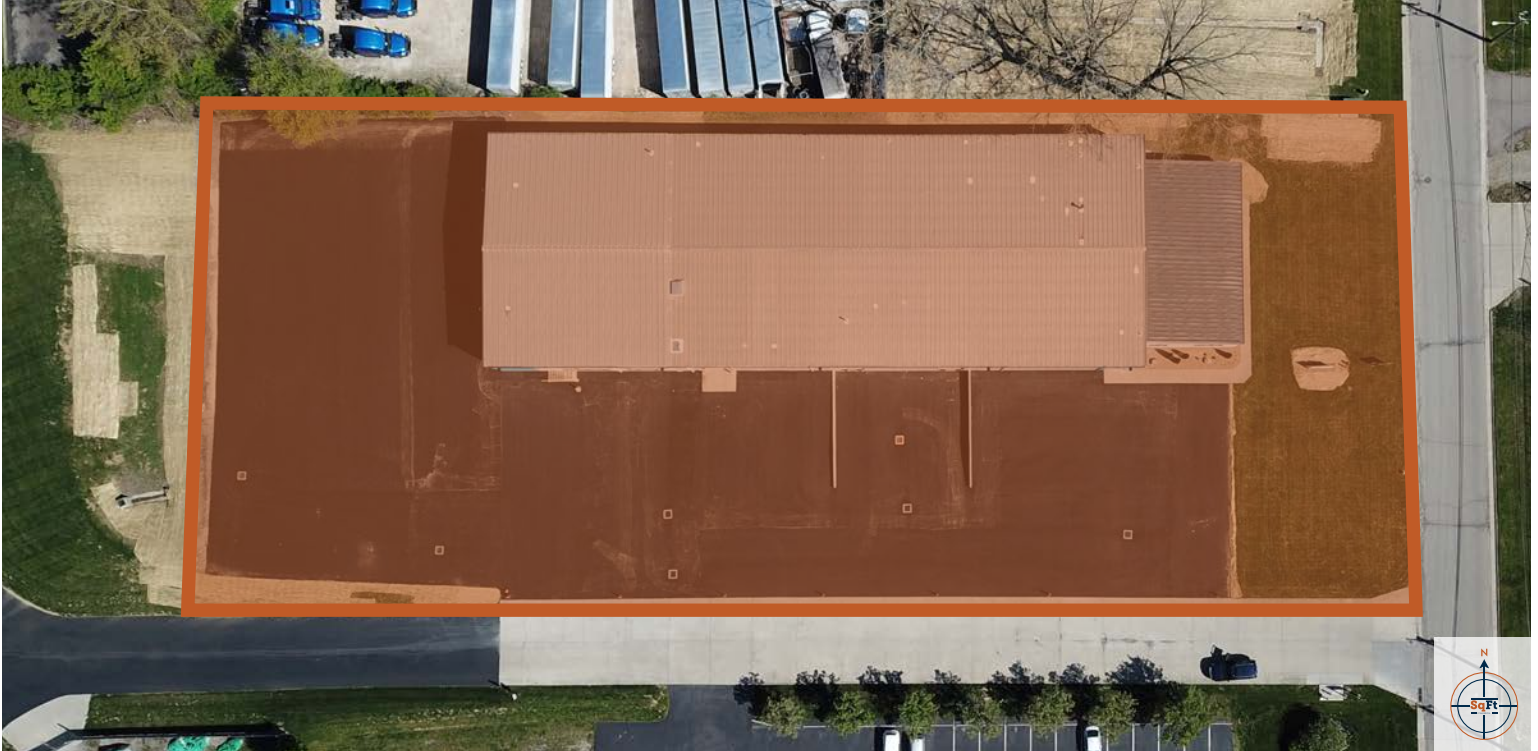
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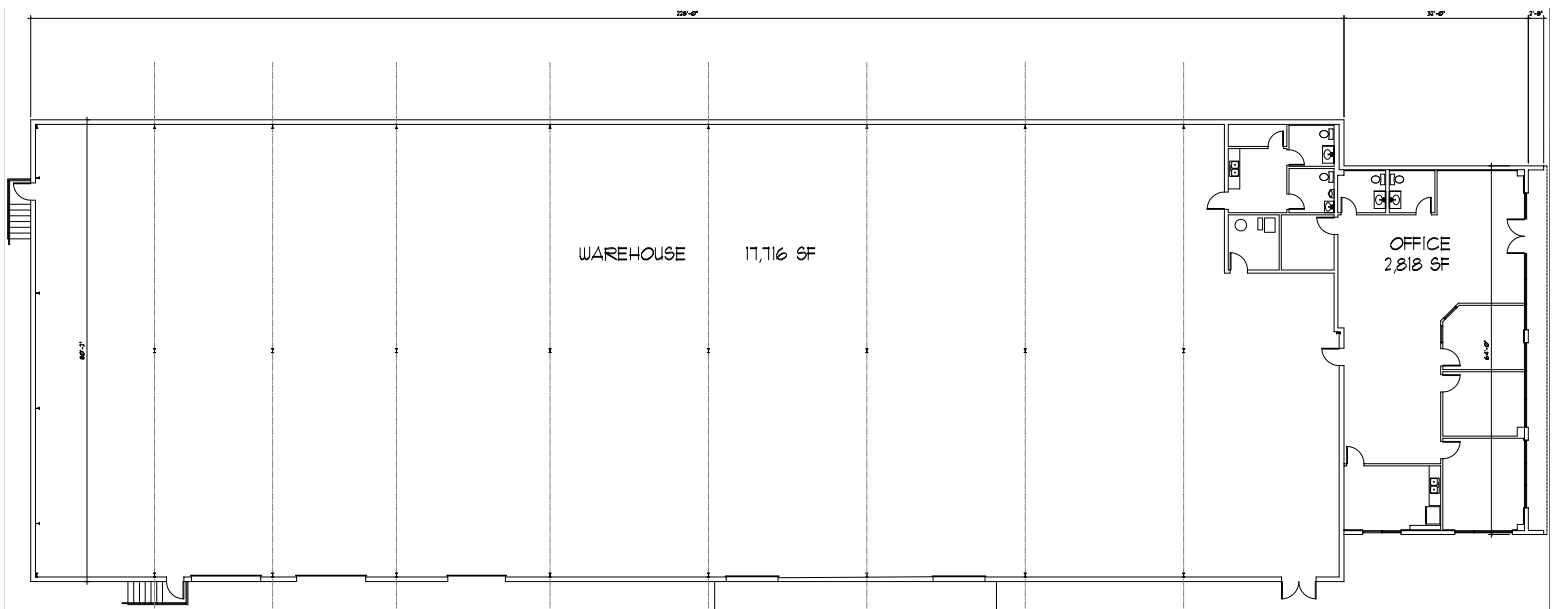
11939 TRAMWAY DR

SHARONVILLE, OH

AERIAL VIEW



FLOOR PLAN



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PROPERTY PHOTOS



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