



11700 CHESTERDALE RD.

SHARONVILLE, OH 45246

AVAILABLE FOR SUBLEASE

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

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

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

Amy Castaneda
(503) 310-9768
Amy@SqFtCommercial.com

Sarah Kern
(513) 426-4864
Sarah@SqFtCommercial.com

© 2025 SqFt Commercial LLC. All rights reserved. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. SqFt Commercial and the SqFt Commercial logo are service marks of SqFt Commercial, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

11700 CHESTERDALE RD.

SHARONVILLE, OH 45246

INFO@SQFTCOMMERCIAL.COM
(513) 843-1600
SQFTCOMMERCIAL.COM



PROPERTY HIGHLIGHTS



49,920 SqFt Available For Sublease

- Located in City of Sharonville minutes to I-75 at Union Centre Blvd. / Sharon Rd. and I-275 at 747 and Mosteller Rd.
- Eleven (11) docks with mechanical pit levelers & seals and one (1) 12'x14' drive-in door
- Fenced/secure and automatic gated with RFID access
- Professional logistics, transportation, and fulfilment services available by [Ray Hamilton Company](#)
- Short or long term leases available. Direct lease available with landlord.
- Warehouse racking available
- Available for immediate occupancy
- Lease Rate: \$8.95/SqFt NNN + \$1.00/SqFt Operating Expenses/CAM



[CLICK HERE FOR AERIAL VIDEO](#)

PROPERTY DETAILS

Available SqFt:	49,920
Office SqFt:	None-to suit
Warehouse SqFt:	49,920
Acreage:	9.496 acres
Clear Height:	32'
Year Built:	2023
Type Construction:	Pre-cast concrete - Fully insulated
Floor Slab:	7" unreinforced concrete slab over 4" minimum compacted granular base
Lighting:	LED high bay at 30FC maintained at 36" AFF
Column Spacing:	52' x 60'
Dock door:	Eleven (11): 9'x10' fully equipped dock doors with mechanical pit levelers, seals, and shelters
Drive-in door:	One (1): 12'x14'
Sprinkler:	ESFR
Electrical Service:	480-volt, 3-phase, 2,000 amps in full building
Heat:	80/20 forced air units (natural gas)
Roof:	60mil white TPO
Truck court:	130'+ with 60' concrete apron at dock wall and 75' of heavy-duty asphalt
Parking Lot:	Sixty (60) spaces

11700 CHESTERDALE RD.

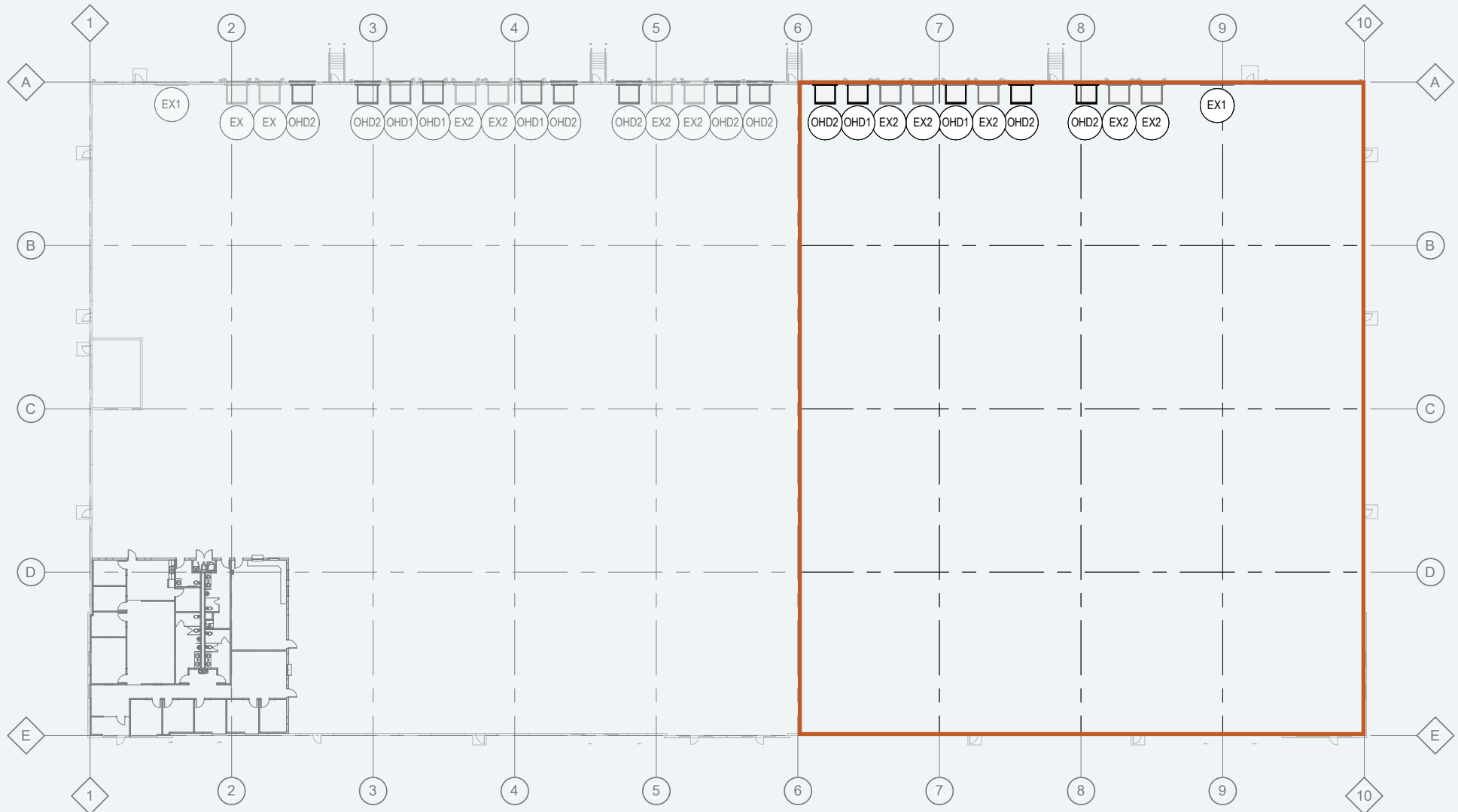
SHARONVILLE, OH 45246

INFO@SQFTCOMMERCIAL.COM
(513) 843-1600
SQFTCOMMERCIAL.COM



FLOOR PLAN

49,920 SqFt with 10 fully equipped
dock doors and 1 drive-in door



11700 CHESTERDALE RD.

SHARONVILLE, OH 45246

INFO@SQFTCOMMERCIAL.COM
(513) 843-1600
SQFTCOMMERCIAL.COM



SITE PLAN



11700 CHESTERDALE RD.

SHARONVILLE, OH 45246

INFO@SQFTCOMMERCIAL.COM
(513) 843-1600
SQFTCOMMERCIAL.COM



DISTANCE MAP



11700 CHESTERDALE RD.
SHARONVILLE, OH 45246

INFO@SQFTCOMMERCIAL.COM
(513) 843-1600
SQFTCOMMERCIAL.COM



11700 CHESTERDALE RD.
SHARONVILLE, OH 45246

INFO@SQFTCOMMERCIAL.COM
(513) 843-1600
SQFTCOMMERCIAL.COM

