



## 11630 ROCKFIELD COURT, CINCINNATI, OH 45241

AVAILABLE FOR LEASE

Total SqFt:	7,984
Warehouse SqFt:	6,815
Office SqFt:	1,169
Clear Height:	16'
Year Built:	1986
Type Construction:	Concrete block and masonry
Lighting:	LED's
Column Spacing:	28'x40'
Dock door:	Two (2) - 8'x8'
Drive-in door:	To Suit
Sprinkler:	Wet system
Electrical Service:	240V/3-phase/300 amps
Heat:	Natural gas-fired units heaters
Roof:	Rubber Membrane (Replaced 2019)
Truck court:	105' with heavy duty asphalt
Parking Lot:	Approximately (12) spaces (1.5/1,000 ratio)
Restrooms:	One (1) set

### PROPERTY HIGHLIGHTS



**7,984 Total SqFt**

- Located in City of Sharonville within minutes to I-275/I-75
- Space has been fully renovated
- Zoning: General Industrial
- Lease Rate: \$7.95/SqFt NNN + \$2.02/SqFt OpEx/CAM



[CLICK HERE FOR AERIAL VIDEO](#)



[CLICK HERE FOR THE 360° TOUR](#)

[INFO@SQFTCOMMERCIAL.COM](mailto:INFO@SQFTCOMMERCIAL.COM) | (513) 843-1600 | [SQFTCOMMERCIAL.COM](http://SQFTCOMMERCIAL.COM)



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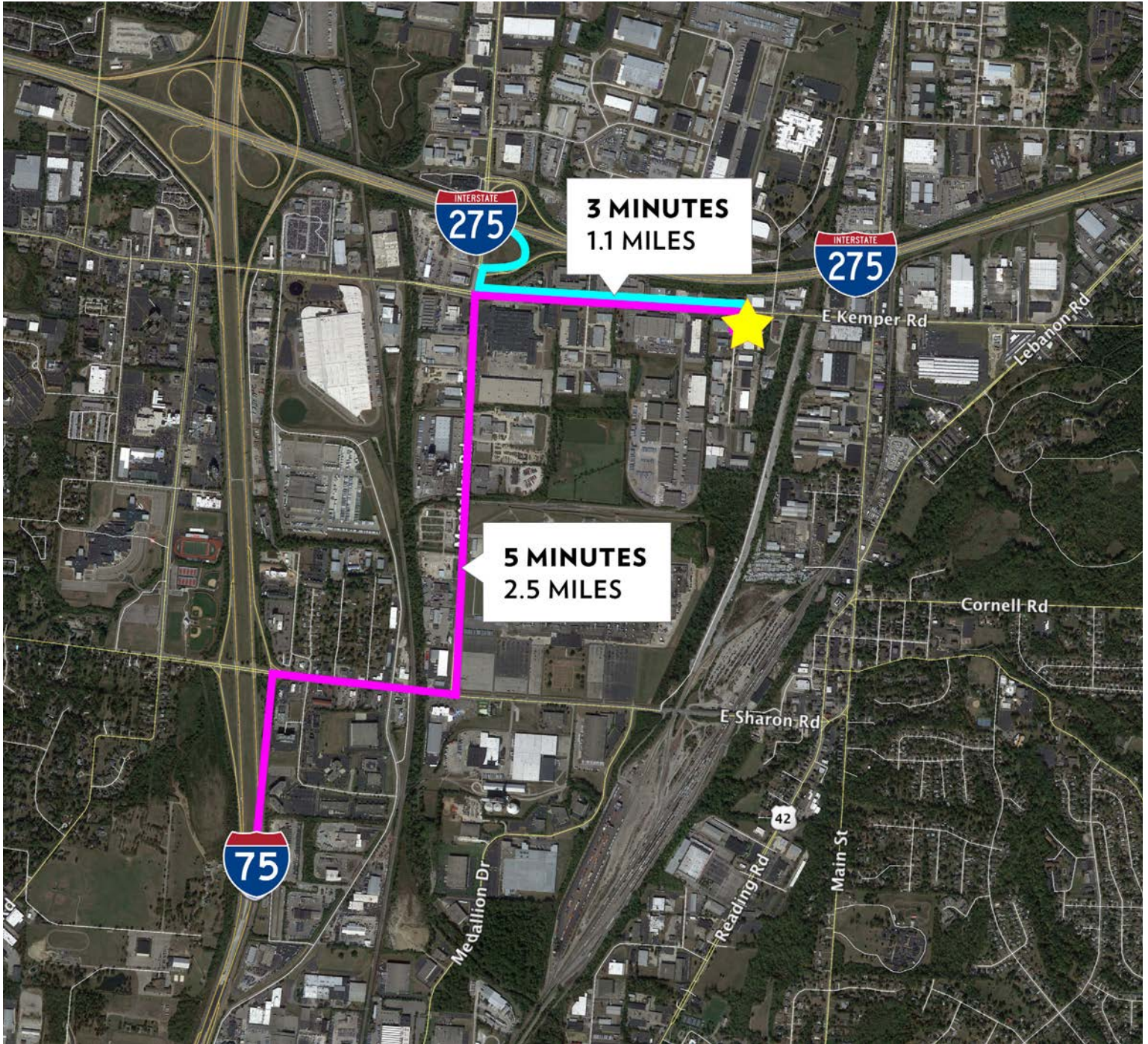
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CINCINNATI, OH

## DISTANCE MAP



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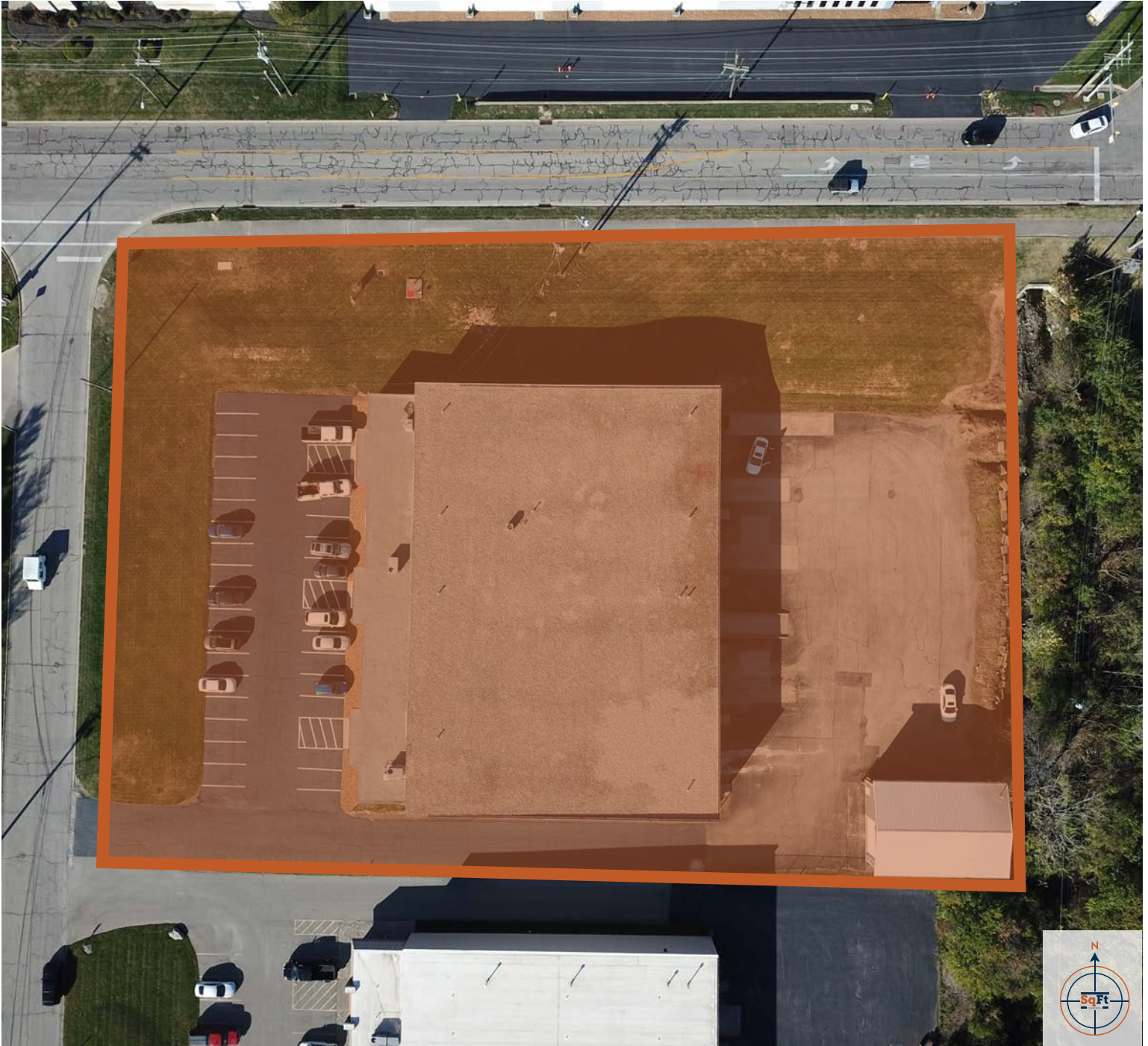
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AERIAL VIEW



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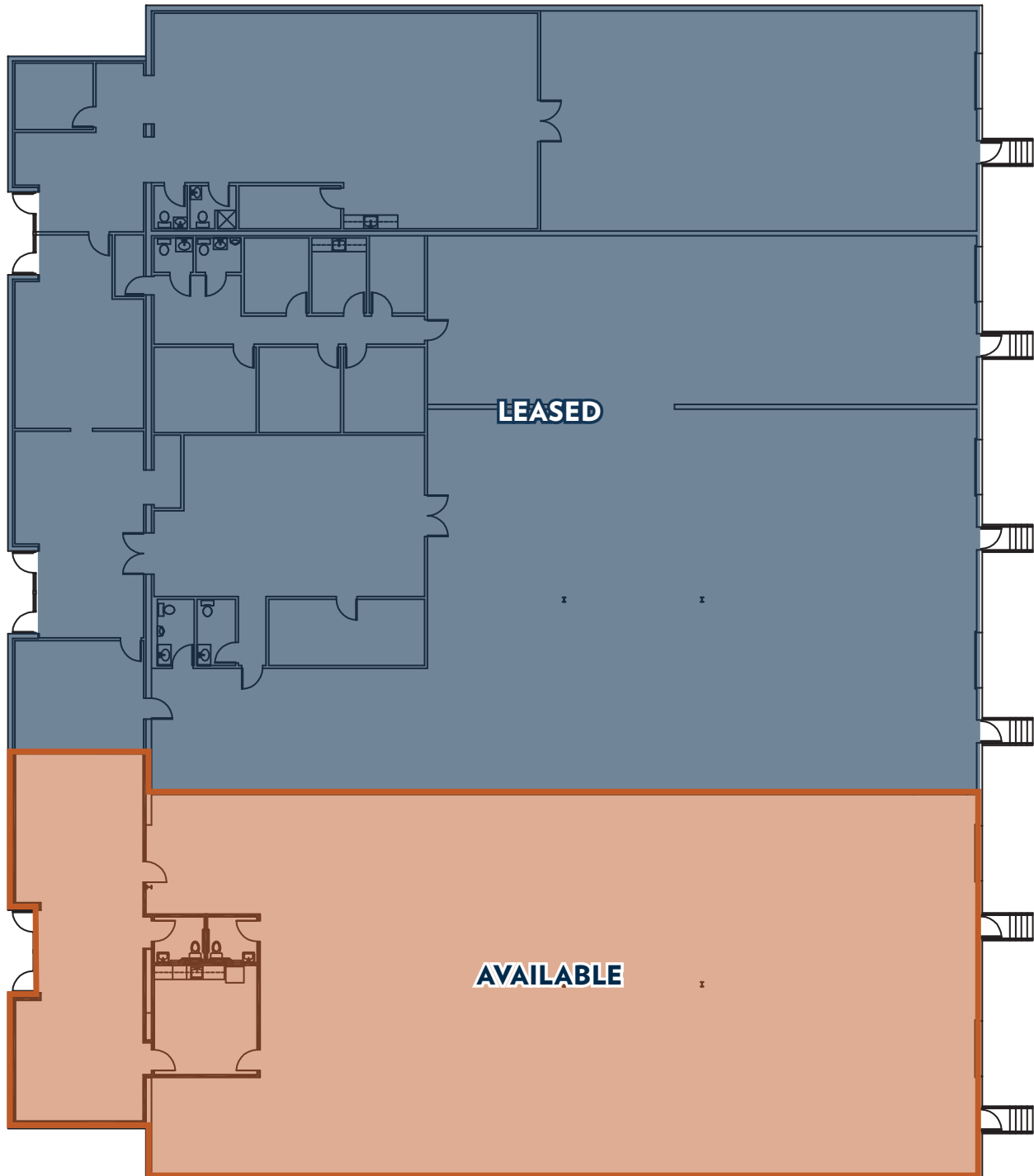
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## FLOOR PLAN



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## PROPERTY PHOTOS



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