



12077 MOSTELLER RD, SHARONVILLE, OH 45241

AVAILABLE FOR SALE OR LEASE



PROPERTY HIGHLIGHTS



13,231 Total SqFt

- Located in Sharonville within minutes to I-275 (Mosteller Rd.) and I-75 (Union Centre)
- Building remodeled in 2017 including new concrete truck court
- New electric building signage installed in 2020
- Six (6) drive-in doors / One (1) dock door
- Epoxy floors in portion of warehouse

INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | [SQFTCOMMERCIAL.COM](https://www.sqftcommercial.com)

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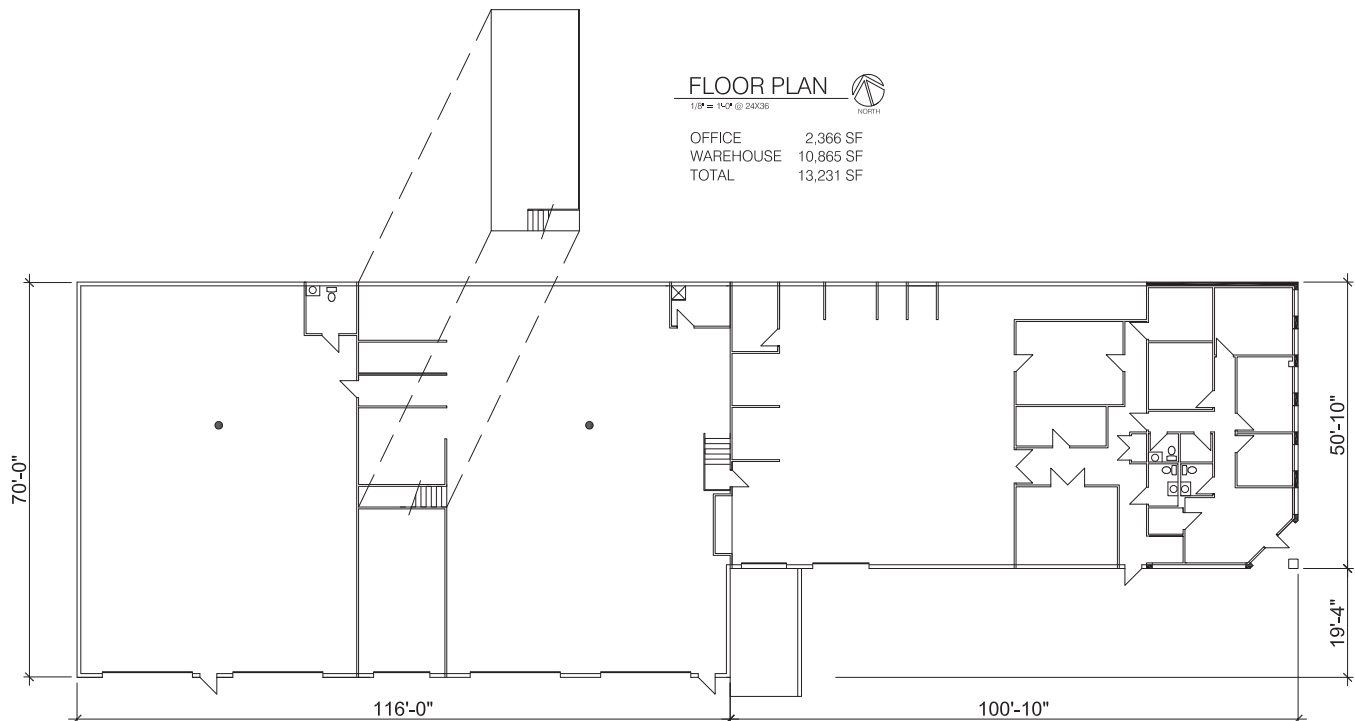
SHARONVILLE, OH

PROPERTY DETAILS

Total SqFt:	13,231
Warehouse SqFt:	10,865
Office SqFt:	2,366
Acreage:	1.70 acres
Clear Height:	10'-16'
Year Built:	1985/1999 and remodeled in 2017
Type Construction:	Metal/Fully insulated
Lighting:	LED's with motion sensors
Column Spacing:	Varies
Dock door:	One (1) - 8'x8'
Drive-in door:	Six (6); 2 - 14'x14', 2 - 14'x12'6", and 2 - 10'x10'

Sprinkler:	None
Electrical Service:	120/208/240 - 3-phase - Approximately 800 amps
Heat:	Natural gas-fired unit heaters
Roof:	Metal
Truck court:	85' - Heavy duty concrete (7" mesh reinforced)
Parking Lot:	10+ spaces
Restrooms:	One (1) set in office and two (2) uni-sex in warehouse
Assessed Valuation:	\$562,800 (\$43/SqFt)
Annual Property Taxes:	\$15,014 (\$1.13/SqFt)
Hamilton County Parcel ID's:	608-0023-0159-00 and 608-0023-0285-00

FLOOR PLAN



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ADDITIONAL PHOTOS



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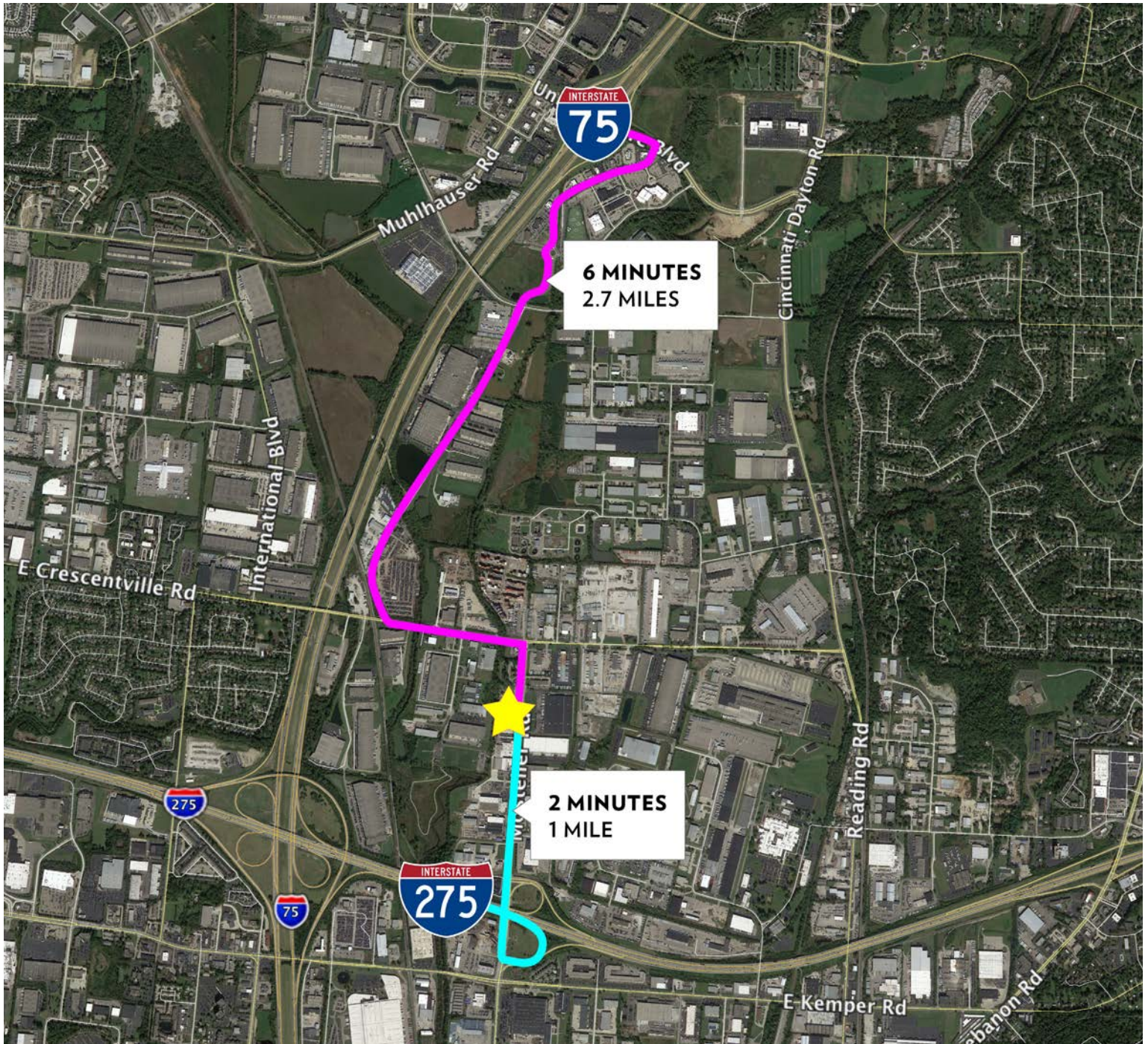
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DISTANCE MAP



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AERIAL VIEW



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