



11663 LEBANON RD. SHARONVILLE, OH 45241

AVAILABLE FOR LEASE



PROPERTY HIGHLIGHTS

 **3,368 SqFt**

- Located in Sharonville minutes to I-71, I-75, and I-275
- One (1) drive-in door
- City of Sharonville Zoning: Commercial Services
- Lease rate: \$10.00/SqFt NNN + \$3.00/SqFt OpEx/CAM



[CLICK HERE FOR AERIAL VIDEO](#)



[CLICK HERE FOR THE 360° TOUR](#)

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BROCHURE DESIGNED BY NICK TEDESCHI. CONTACT NICK AT HELLO@DESIGNEDBYNICK.COM OR 781-752-9699 TO DISCUSS YOUR MARKETING NEEDS.

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PROPERTY DETAILS

Suite 2:	3,368 SqFt comprised of 1,971 SqFt (office), 1,451 SqFt (warehouse)
Clear Height:	14'-15'
Year Built:	1987
Type Construction:	Masonry and steel
Warehouse Lighting:	LED's

Drive-in doors:	One (1) - 10' x 10'
Sprinkler:	Yes - Wet System
Heat:	100% HVAC in office and natural gas fired unit heaters in warehouse
Parking Lot:	Fifty space (50) spaces

AERIAL VIEW



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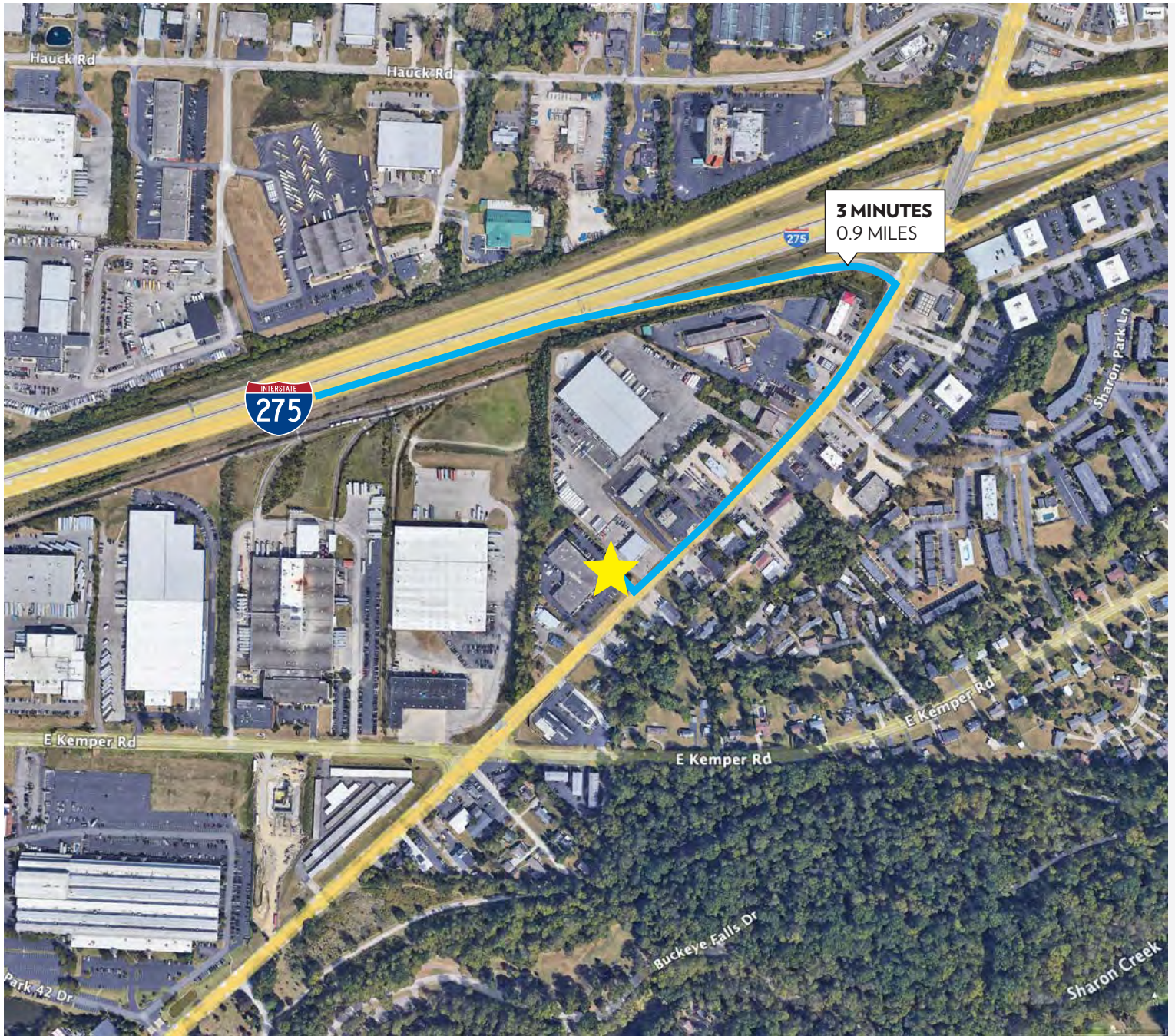
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DISTANCE MAP



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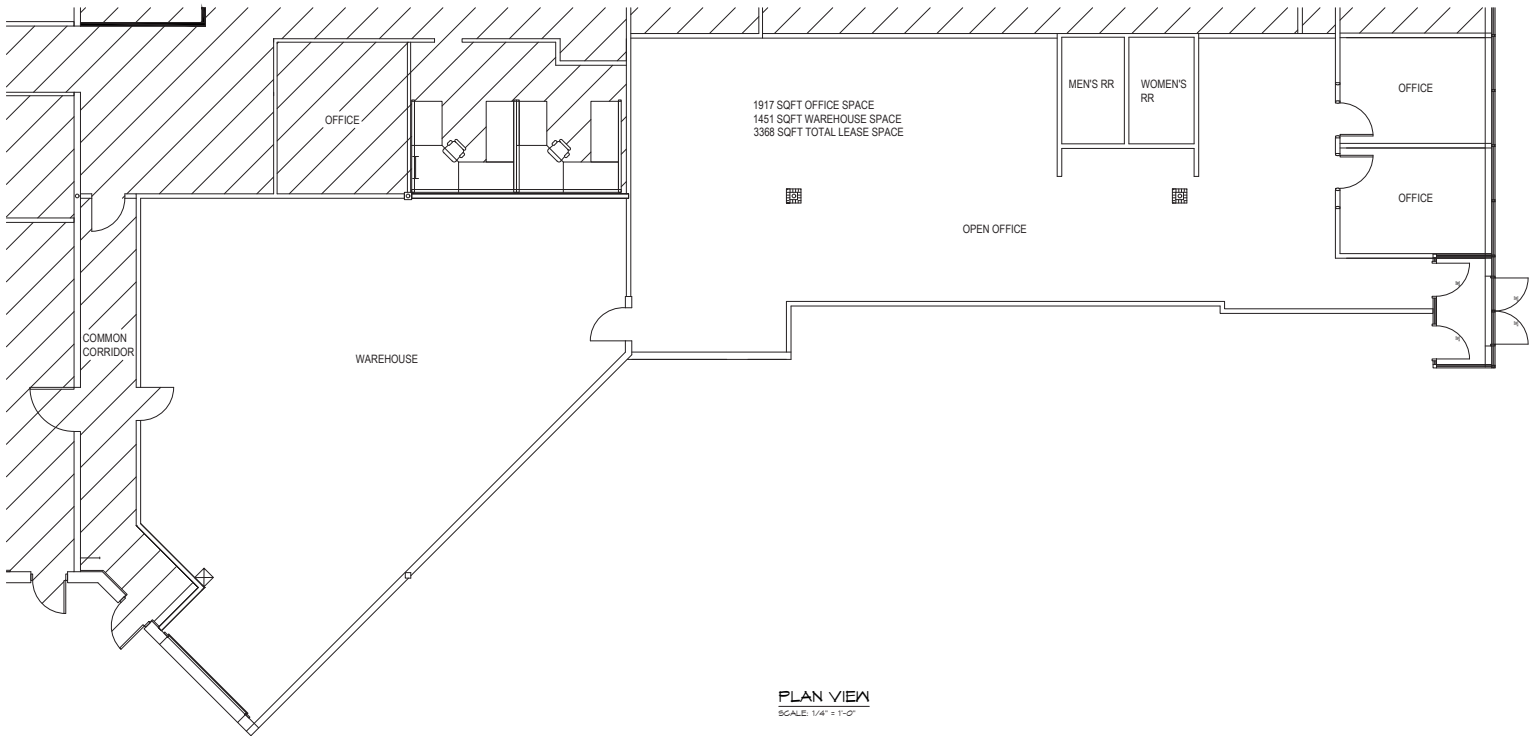
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SUITE 2 FLOOR PLAN



GENERAL NOTES:
THIS DRAWING IS TO SHOW THE CURRENT LAYOUT OF THE SPACE. PRIOR TO ANY WORK BEING DONE FIELD VERIFY SPACE.

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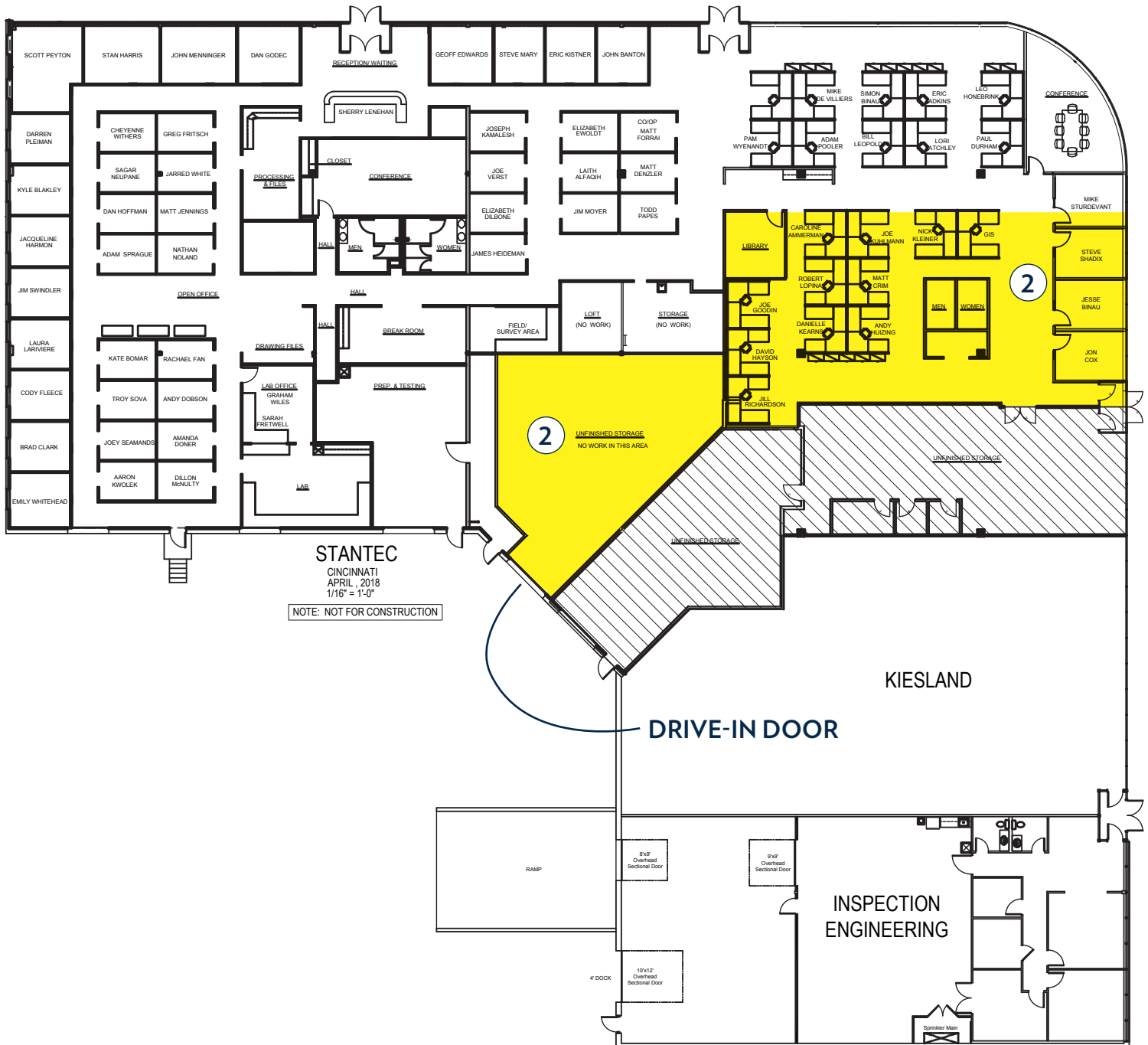
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FLOOR PLAN



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PROPERTY PHOTOS



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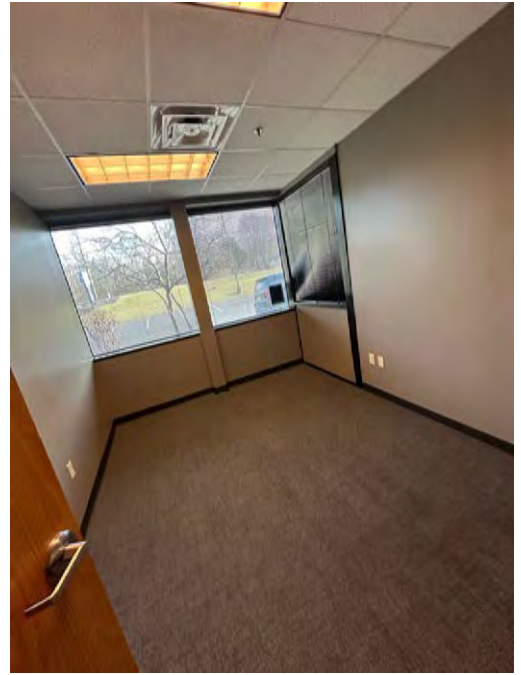
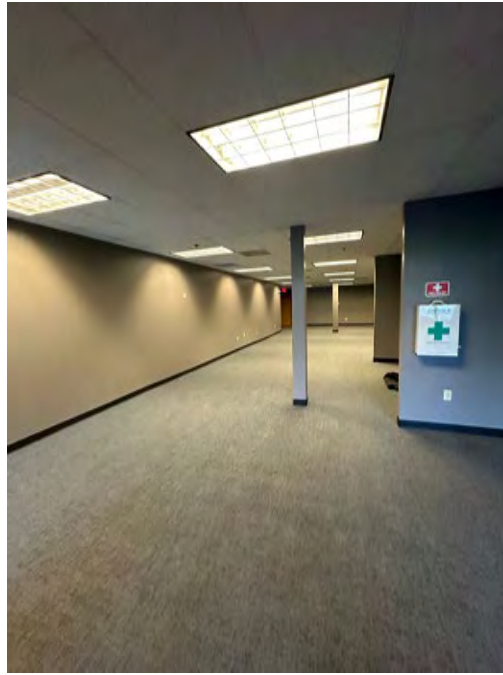
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