



12050 CHAMPION WAY

SHARONVILLE, OH 45241

AVAILABLE INDUSTRIAL LAND SITE
OR TURN-KEY BUILD TO SUIT FACILITY

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PROPERTY HIGHLIGHTS

- Located in City of Sharonville minutes to I-275 at Mosteller Rd. and I-75 at Union Centre
- 3.56 acres subject to zoning, easements, and covenants
- [Zoned G.I. - General Industrial](#)
- Flat topography in established industrial park
- Potential tax incentives
- Hamilton County Parcel ID: 608-0023-0277-00
- \$799,000 (\$224,438/acre, land price only)
- Turn-key building package: Call listing agent – Building plans completed and ready for immediate approval/permit process to commence construction immediately. Construction services by [Carrera Construction](#)

[CLICK HERE FOR AERIAL VIDEO](#)

PROPERTY DETAILS

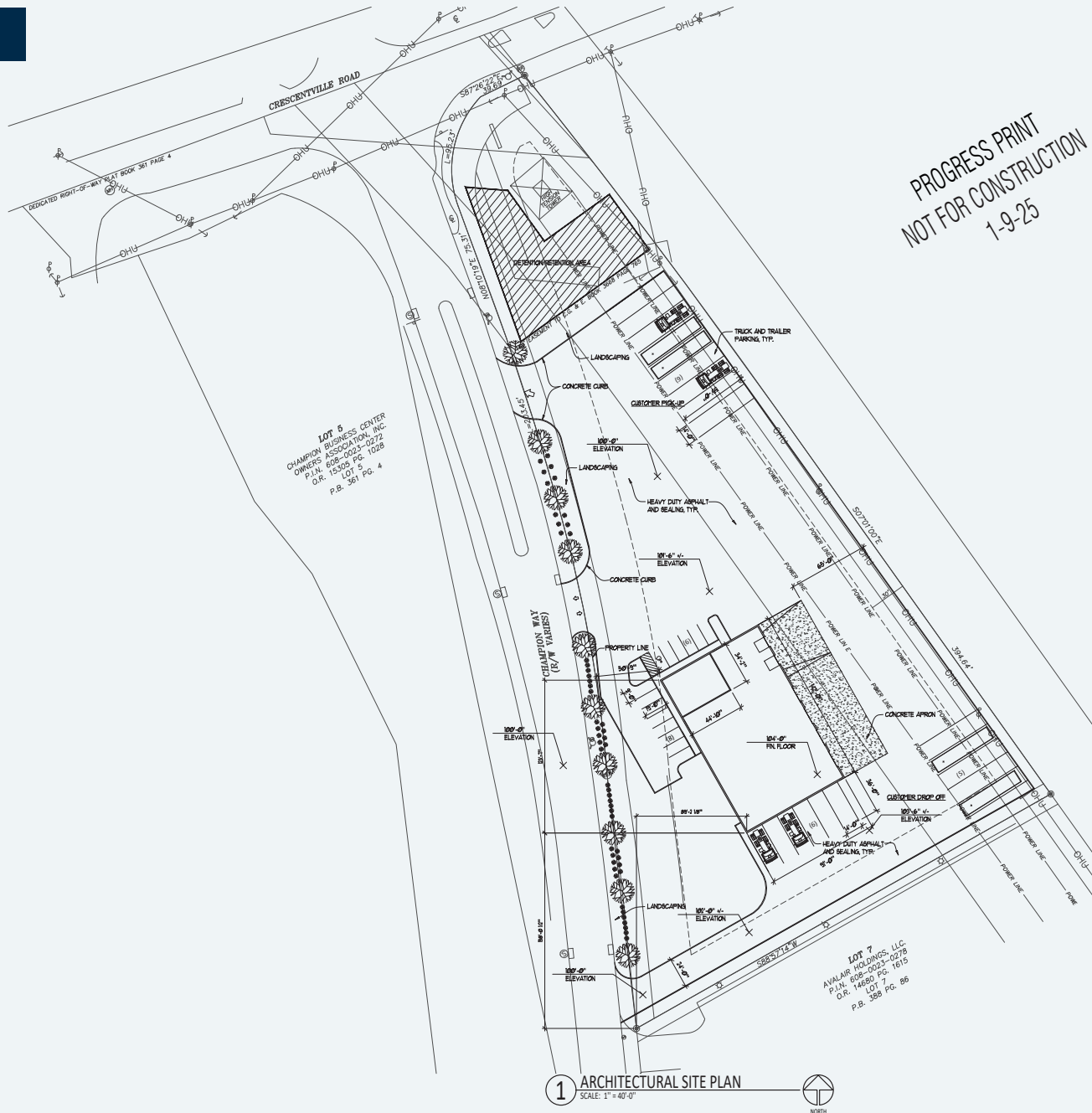
Total SqFt:	14,524
Warehouse SqFt:	11,320
Mezzanine SqFt:	1,602
Office SqFt:	1,602
Acreage:	3.56 acres
Clear Height:	20'+
Year Built:	2026
Type Construction:	PEMB with masonry, concrete, and steel
Lighting:	LED's
Column Spacing:	45'x40' and/or clear span available
Dock door:	Two (2) 9'x10' mechanical pit levelers and seals
Drive-in door:	Four (4) - 14'x16' drive-in door with motorized openers
Sprinkler:	Wet system
Electrical Service:	120/208-volt, 3-phase, 800 amps
Heat:	Natural gas fired unit heaters in warehouse and 100% HVAC in office
Roof:	Metal standing seam
Parking Lot:	Fifteen (15) car parking spaces (expandable) and trailer/bobtail parking for 30+ spaces
Restrooms:	One (1) set in office and One (1) shop/warehouse restroom
County Parcel ID's:	608-0023-0277-00

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PROPOSED SITE PLAN



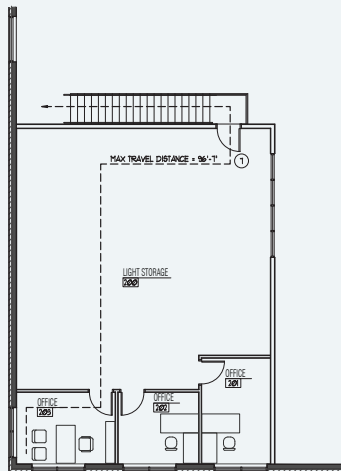
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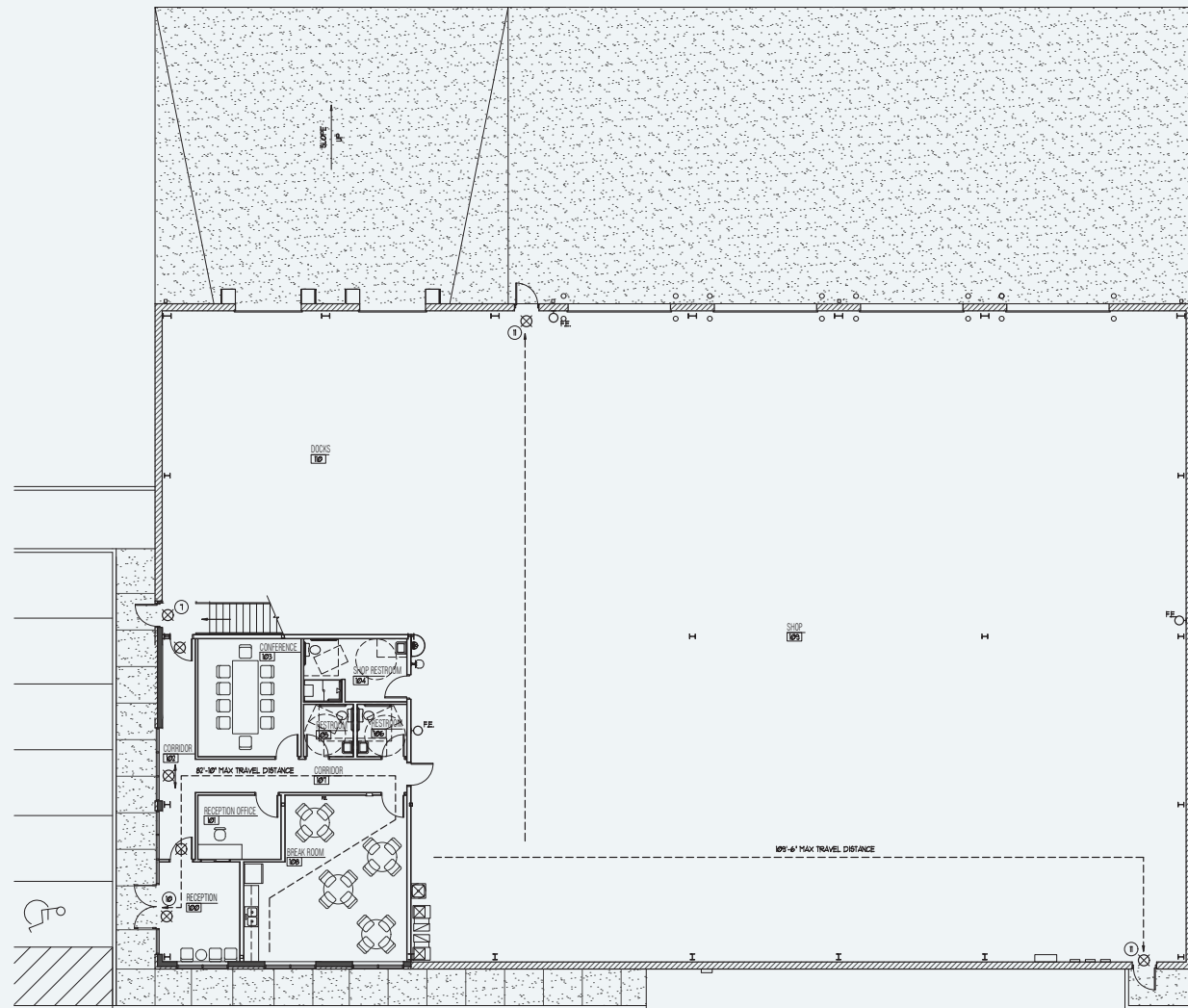


PROPOSED FLOOR PLAN

PROGRESS PRINT
NOT FOR CONSTRUCTION
1-9-25



2 SECOND FLOOR LIFE SAFETY PLAN



1 FIRST FLOOR LIFE SAFETY PLAN
SCALE: 1/8" = 1'-0"



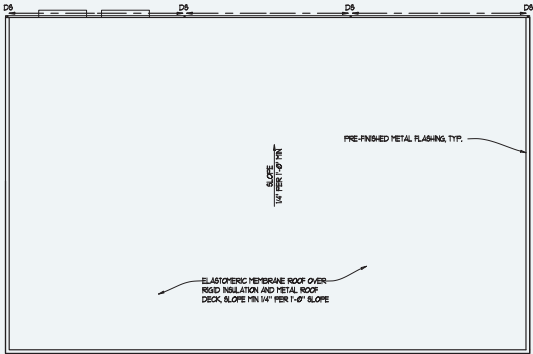
LIFE SAFETY PLAN LEGEND

-  NUMBER OF OCCUPANTS TO USE OPENING/DOOR FOR EGRESS
 FIRE EXTINGUISHER WITH HANDLE AT 4'-0" AFF. - LOCATIONS TO BE VERIFIED WITH FIRE INSPECTOR
 60"-CEGATED FIRE EXTINGUISHER CABINET - LOCATIONS TO BE VERIFIED WITH FIRE INSPECTOR
 LIGHTED EXIT SIGN WITH BATTERY PACK
 PATH OF TRAVEL

NOTE: MAXIMUM ALLOWABLE COMMON PATH OF TRAVEL = 250'

TOTAL OCCUPANT LOAD: 30

PROPOSED FLOOR PLAN

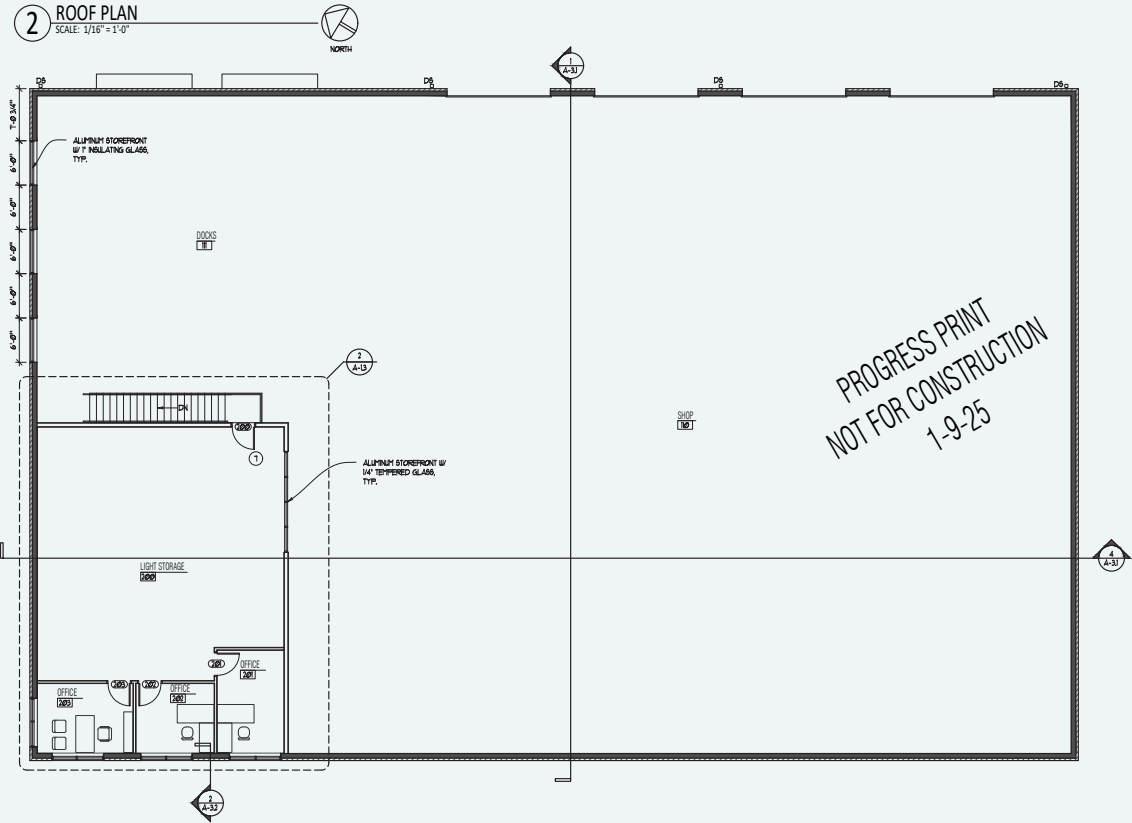


FLOOR PLAN LEGEND

	1\"/>	1\"/>	1\"/>
	6\"/>	1\"/>	1\"/>
	NEW PARTITION	FE	FE
	NEW OR RELOCATED DOOR AND FRAME	1	1
	DOOR NUMBER	1	1
	PARTITION TYPE	1	1

GENERAL NOTES:
1. ALL DIMENSIONS AT NEW CONSTRUCTION ARE TO FACE OF METAL STUD, UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS AT EXISTING CONSTRUCTION ARE TO FACE OF FINISH, UNLESS NOTED OTHERWISE.
3. VERIFY FINAL REQUIREMENTS WITH TENANT PRIOR TO INSTALLATION.

2 ROOF PLAN
SCALE: 1/16" = 1'-0"



1 MEZZANINE FLOOR PLAN
SCALE: 1/16" = 1'-0"



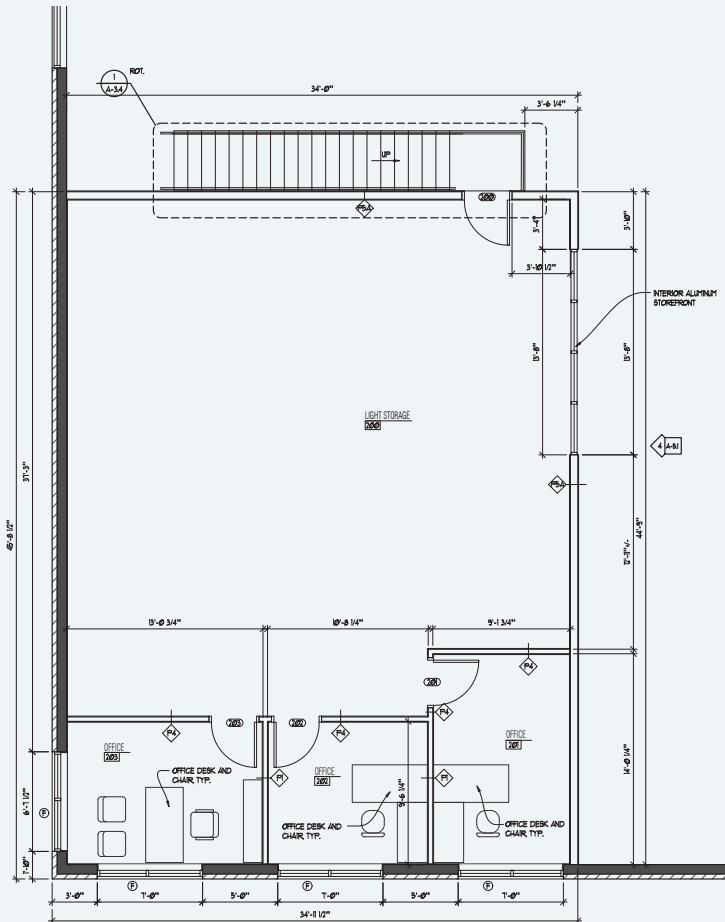
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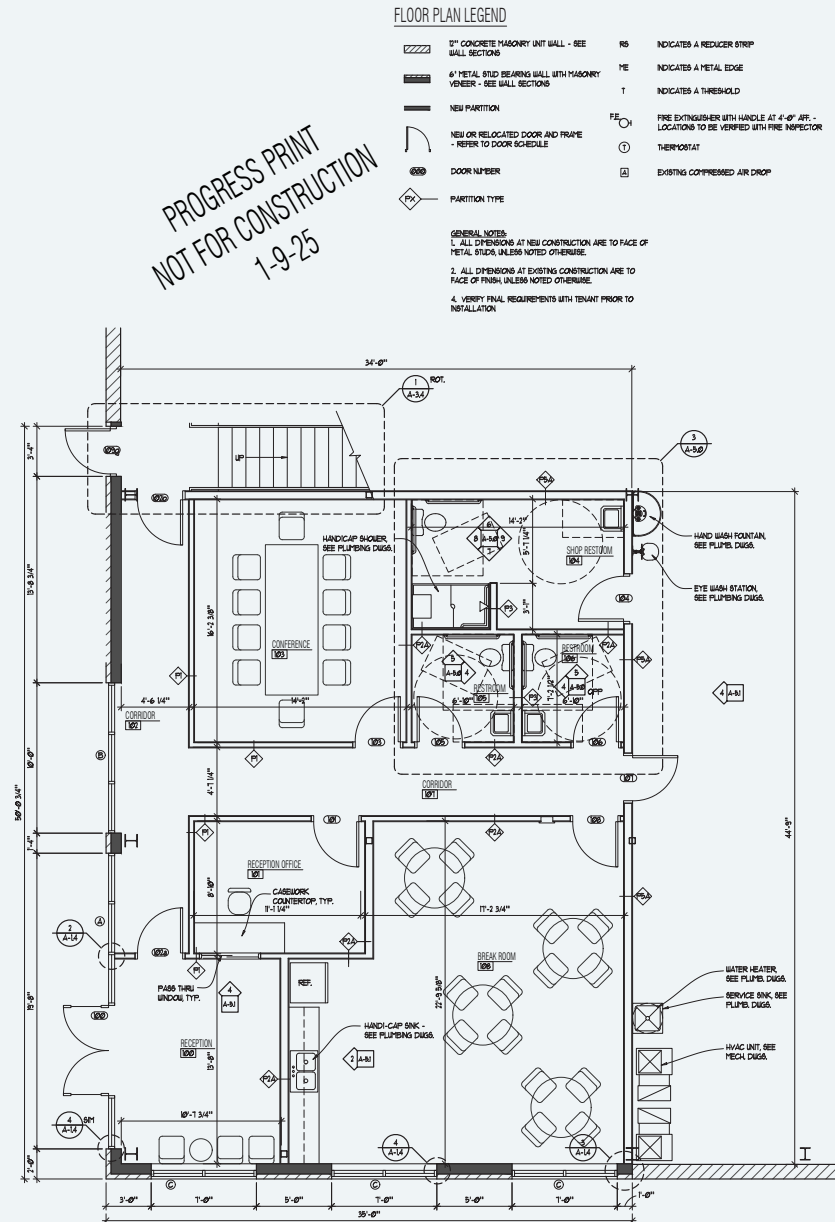
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PROPOSED OFFICE AND MEZZANINE PLAN



2 MEZZANINE FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



FLOOR PLAN LEGEND

- 12" CONCRETE MASONRY UNIT WALL - SEE WALL SECTIONS
- 6" METAL STUD BEARING WALL WITH MASONRY VENEER - SEE WALL SECTIONS
- NEW PARTITION
- NEW OR RELOCATED DOOR AND FRAME - REFER TO DOOR SCHEDULE
- DOOR NUMBER
- PARTITION TYPE
- RS INDICATES A REDUCER STRIP
- ME INDICATES A METAL EDGE
- T INDICATES A THRESHOLD
- FE ON FIRE EXTINGUISHER WITH HANDLE AT 4'-0" AFF. - LOCATIONS TO BE VERIFIED WITH FIRE INSPECTOR
- ① THERMOSTAT
- Ⓜ EXISTING COMPRESSED AIR DROP

GENERAL NOTES:
1. ALL DIMENSIONS AT NEW CONSTRUCTION ARE TO FACE OF METAL FRAMA UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS AT EXISTING CONSTRUCTION ARE TO FACE OF FINISH UNLESS NOTED OTHERWISE.
3. VERIFY FINAL REQUIREMENTS WITH TENANT PRIOR TO INSTALLATION.

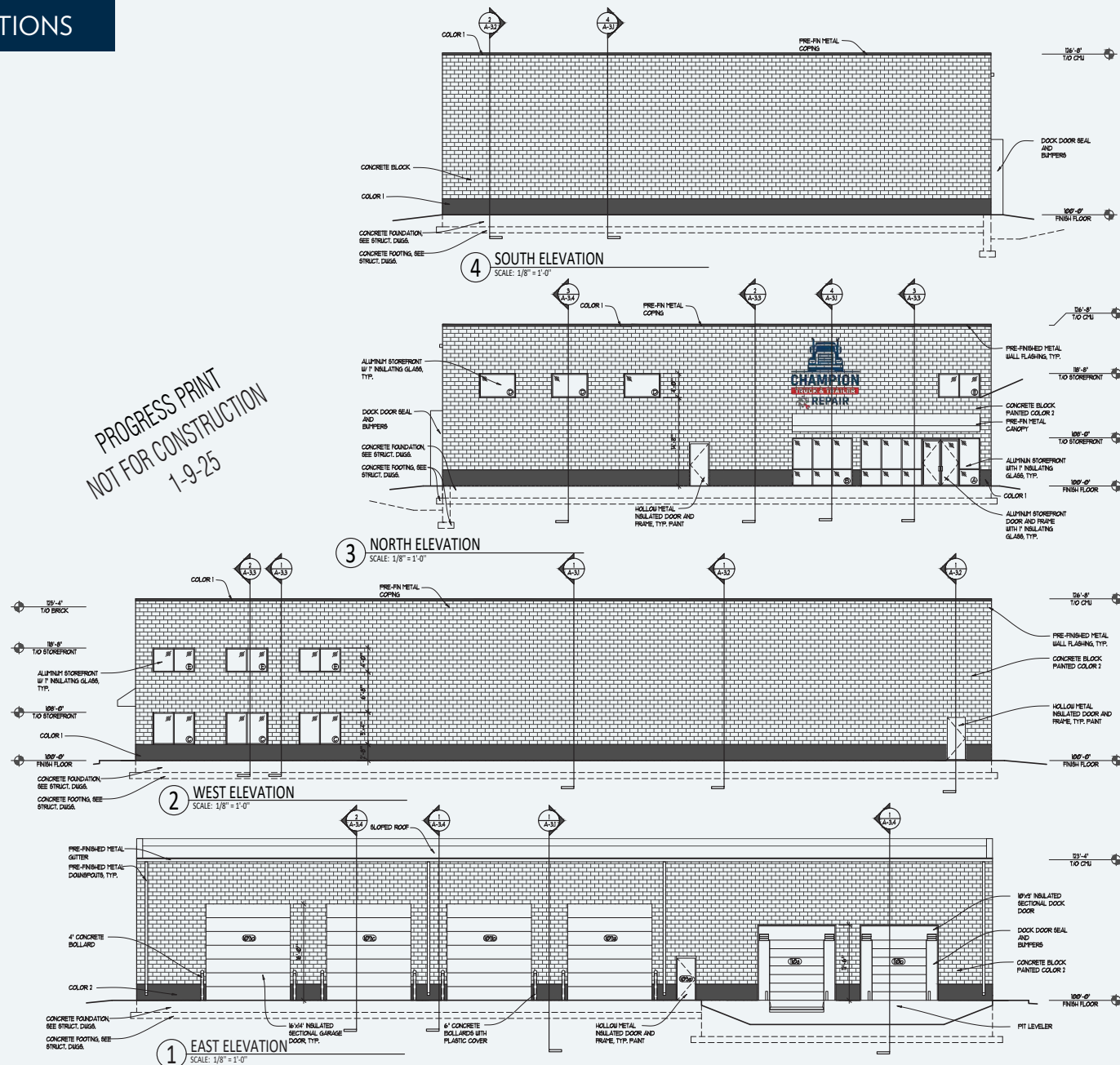
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PROPOSED ELEVATIONS



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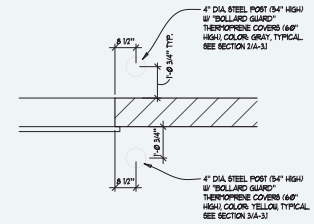
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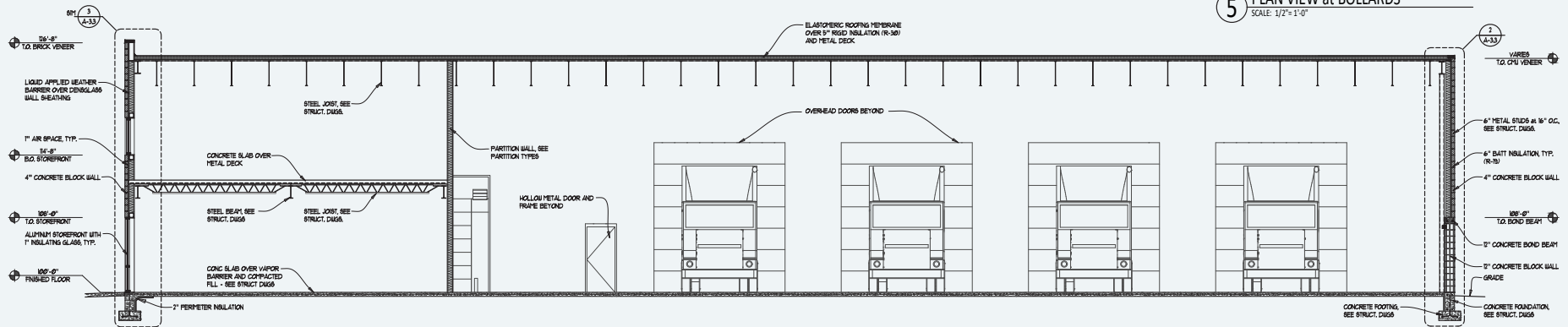


PROPOSED ELEVATIONS

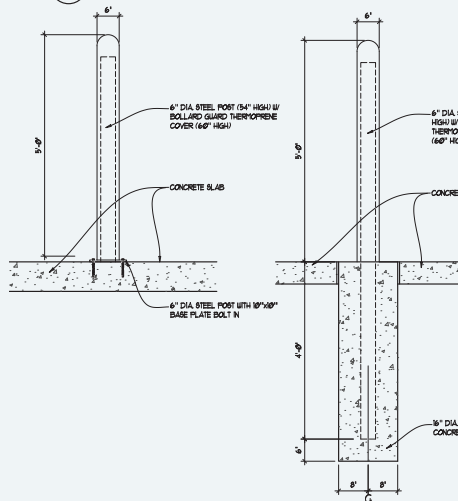
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5 PLAN VIEW at BOLLARDS
SCALE: 1/2" = 1'-0"

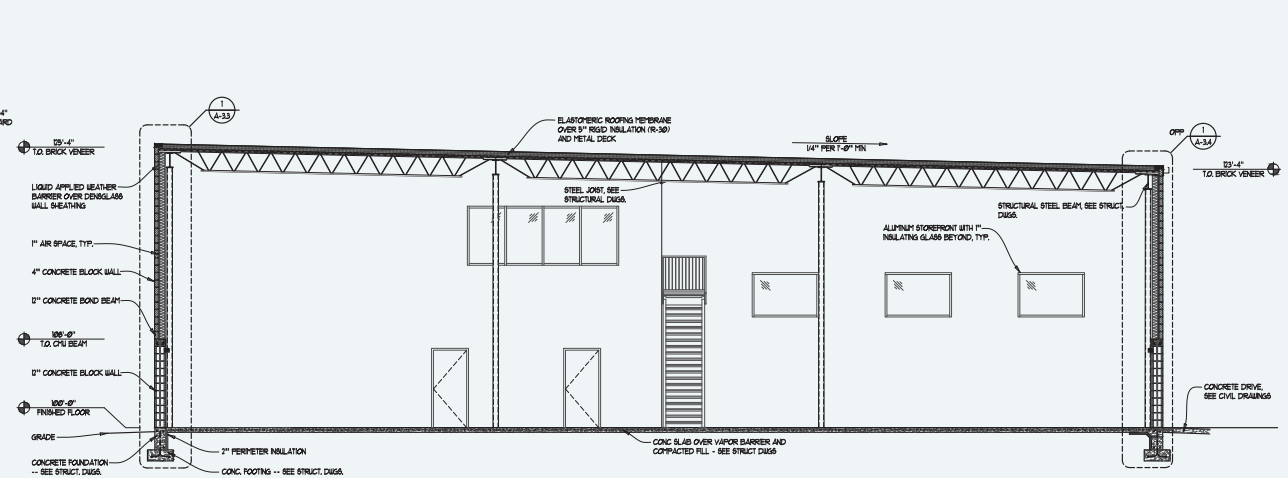


4 BUILDING SECTION
SCALE: 1/8" = 1'-0"



3 SECTION at INTERIOR BOLLARDS
SCALE: 3/4" = 1'-0"

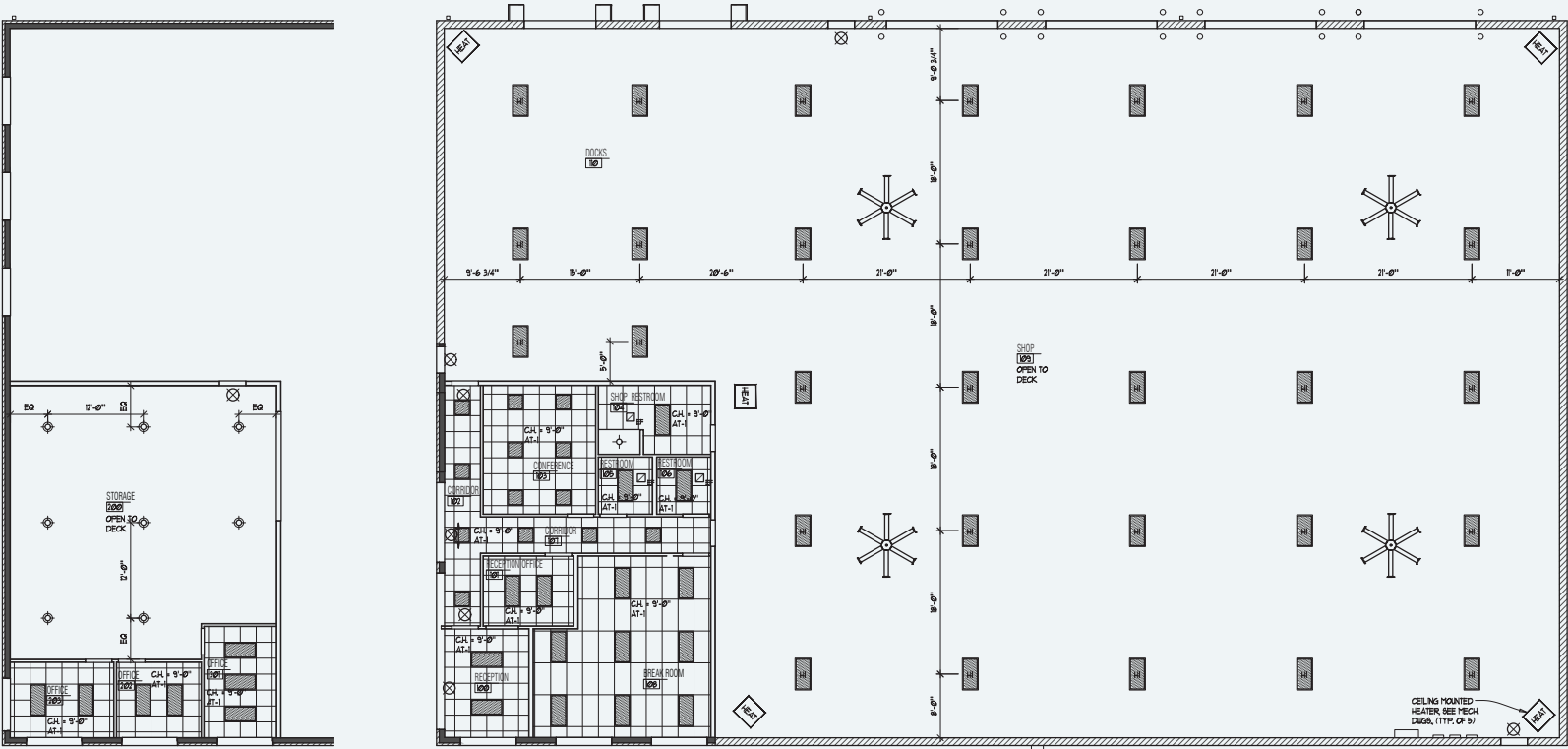
2 SECTION at EXTERIOR BOLLARD
SCALE: 3/4" = 1'-0"



1 BUILDING SECTION
SCALE: 1/8" = 1'-0"

PROPOSED LIGHTING PLAN

PROGRESS PRINT
NOT FOR CONSTRUCTION
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REFLECTED CEILING PLAN LEGEND

- 2' x 4' RECESSED INDIRECT LED FIXTURE
- 2' x 2' RECESSED INDIRECT LED FIXTURE
- 2' x 4' RECESSED LED FIXTURE WITH PRISMATIC LENS
- NEW 2' x 2' RECESSED LED FIXTURE WITH PRISMATIC LENS
- 2' x 4' RECESSED LED FIXTURE H-BAY LIGHT FIXTURE
- RECESSED INCANDESCENT LIGHT FIXTURE
- WALL MOUNTED FIXTURE
- WALL MOUNTED UP/DOWN LED FIXTURE
- WALL MOUNTED UP/DOWN LED FIXTURE
- LINEAR DIFFUSER
- SUPPLY AIR DIFFUSER
- RETURN AIR GRILLE
- RETURN AIR GRILLE
- CEILING MOUNTED EXHAUST FAN
- EMERGENCY LIGHTS WITH BATTERY BACK-UP
- LIGHTED EXIT SIGN WITH BATTERY BACK-UP
- EXIT SIGN AND EMERGENCY LIGHTS WITH BATTERY BACK-UP
- NEW FIRE ALARM HORN / STROBE UNIT
- NEW FIRE ALARM STROBE UNIT
- NEW FIRE ALARM PULL STATION
- SPRINKLER HEAD
- INDICATES CEILING HEIGHT
- INDICATES NEW FIXTURE OR UNIT
- NOTE: CEILING GRID TO BE CENTERED ON ROOM WING.

2 REFLECTED CEILING PLAN - MEZZANINE
SCALE: 1/8" = 1'-0"



1 REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"



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