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For Lease

3100 **Exon Avenue**
Evendale, OH 45241

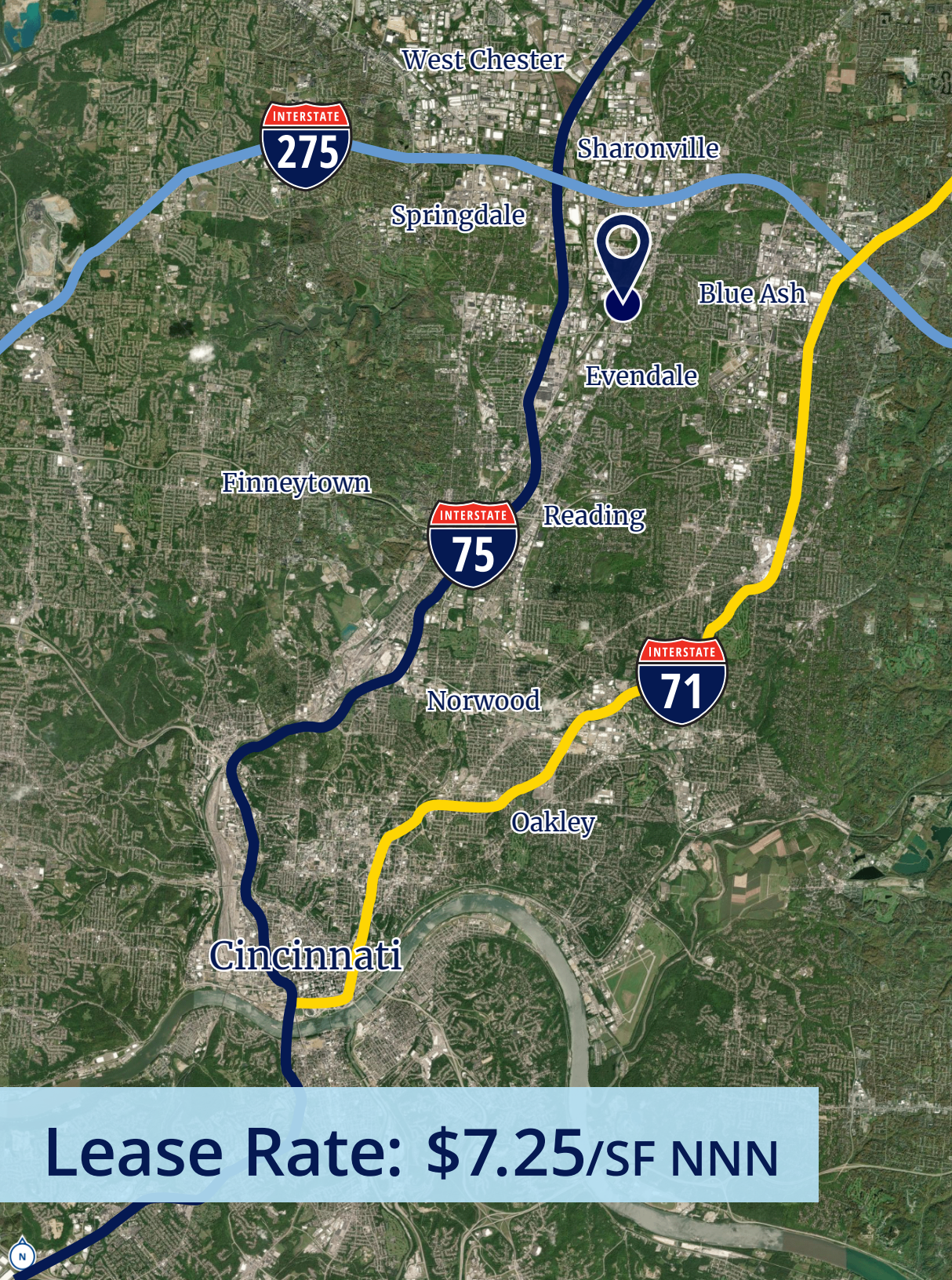
20,800 SF Available in Evendale!
Available Q2 2025

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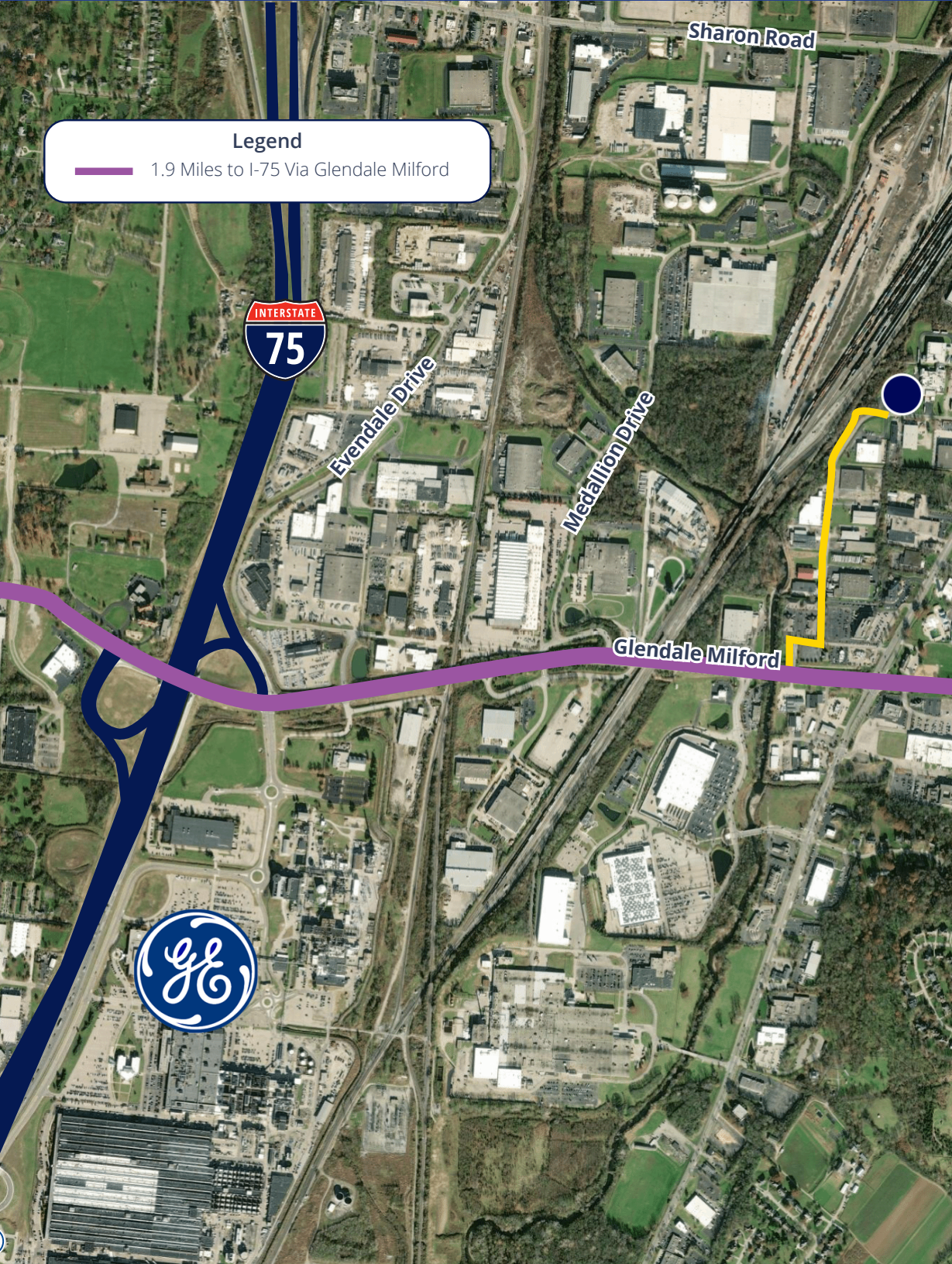
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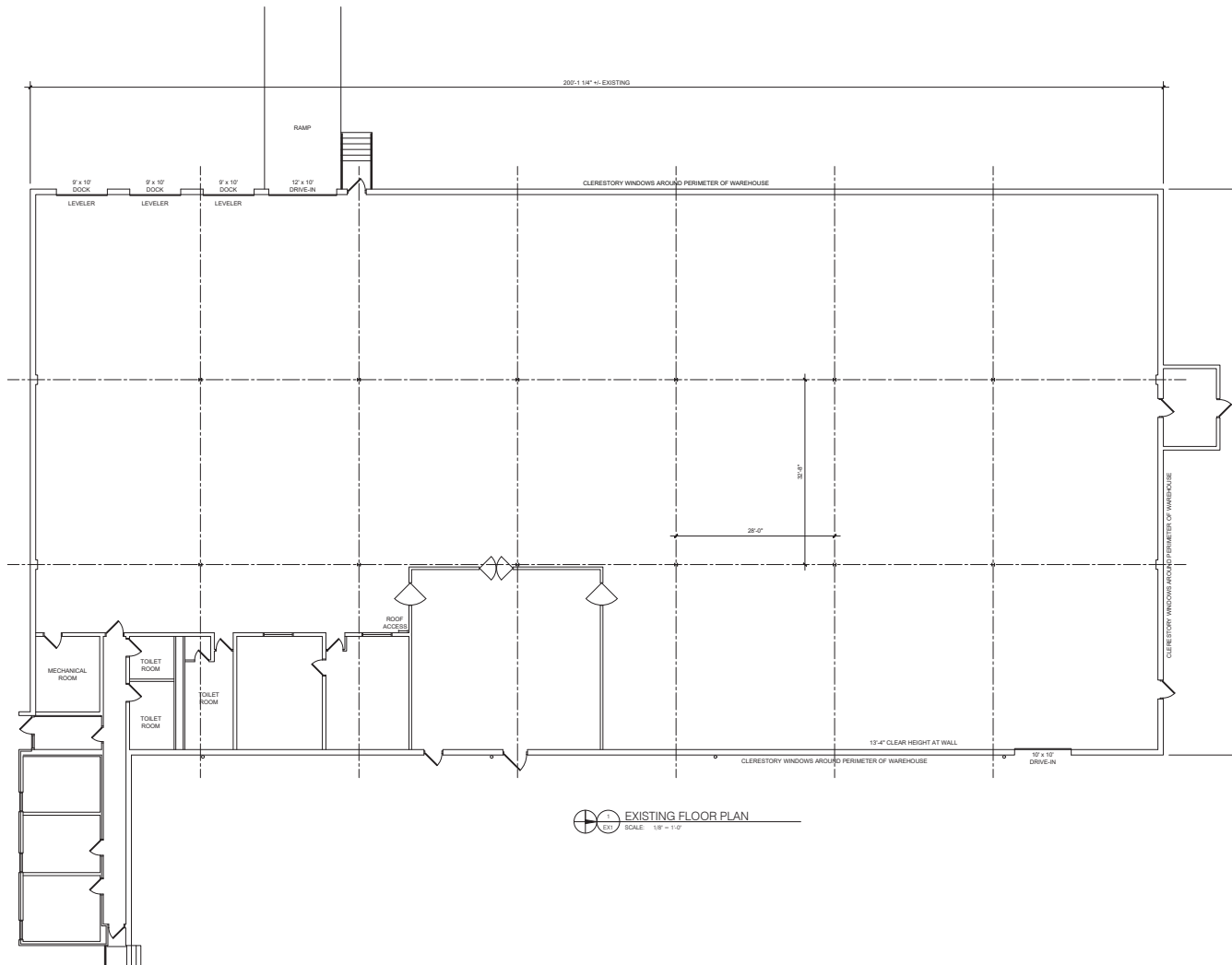
Lease Rate: \$7.25/SF NNN

Property Highlights:

Total SF	20,800
Office SF	1,300 SF +/-
Showroom	1,000 SF +/-
Acreage	2.328
Parcel ID	611-0030-0051-00
Docks	3 with levelers (9' x 10')
Drive-ins	2 (12' x 10' & 10' x 10')
Clear Height	13'4"
Municipality	Village of Evendale
Zoning	IF-2
Parking	30 Spots +/-
Sprinkler	Wet System
Lighting	LED
Year Built	1957/Renovated 2025
Note	Planned Improvements in 2025: • New Roof • New LED lighting throughout • Grind & Polished floors • Paint interior & exterior



Floor Plan



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