

10321-10335 S Medallion Dr
Evendale, Ohio 45241



For Lease



Jeff Kroeger, CCIM, SIOR
Senior Vice President
+1 513 562 2215
jeffrey.kroeger@colliers.com

Chuck Ackerman, CCIM, SIOR
Senior Vice President
+1 513 562 2266
chuck.ackerman@colliers.com

Bill Keefer, SIOR
Senior Vice President
+1 513 562 2235
bill.keeper@colliers.com

Colliers | Greater Cincinnati
425 Walnut St, Suite 1200
Cincinnati, Ohio 45202
+1 513 562 2213

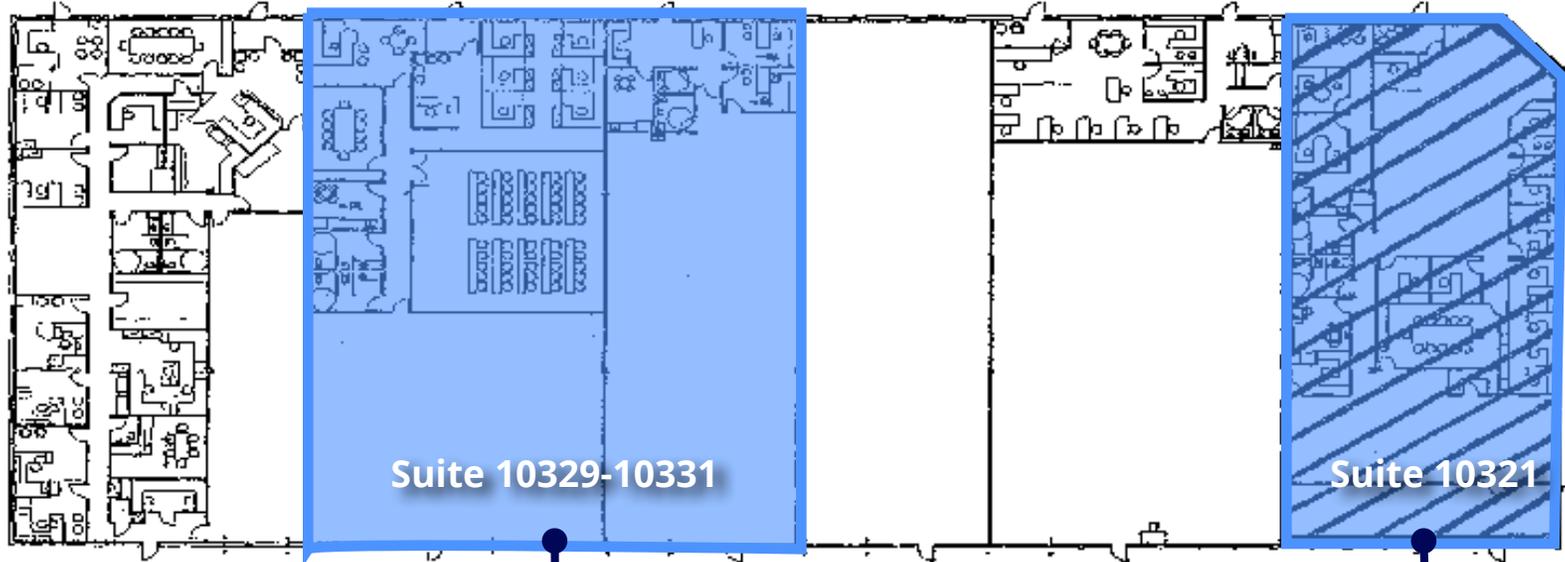
PROPERTY OVERVIEW

Address	10321 S Medallion Dr	10329 - 10331 S Medallion Dr
Total SF	6,750 SF	11,250 SF
Office SF	6,050 SF (estimated)	4,632 SF
Warehouse SF	700 SF	6,618 SF
Docks	1 (12' x 9')	1 (9' x 10')
Drive-ins	None	2 (12'-14')
Clear Height	18'	18'
HVAC	Warehouse: gas-fired suspended unit heaters Office: Packaged, roof-mounted HVAC	Warehouse: Gas forced air Office: Packaged, roof-mounted HVAC
Power	TBD	208/120 Volt 3 phase 4 wire
Lighting	Halide Lighting	Flourescent Lighting
Sprinkler	Wet system	Wet system
Restrooms	Three	Three
Exterior Walls	Tilt up, concrete panels	Tilt up, concrete panels
Roof	Rubber membrane over metal joists and decking	Rubber membrane over metal joists and decking
Zoning	IF-1 (Industrial Flex)	IF-1 (Industrial Flex)
Available	Immediately	April 1, 2026
Lease Rate:	\$12.00 / SF NNN	\$8.25 / SF NNN
OPEX:	\$3.56 / SF	\$3.56 / SF

LOCATION DETAILS

- Located in the Village of Evendale, Hamilton County
- Minutes to 1-75/Exit 14
- Class A Building Finishes

FRONT OF BUILDING



Suite 10329-10331

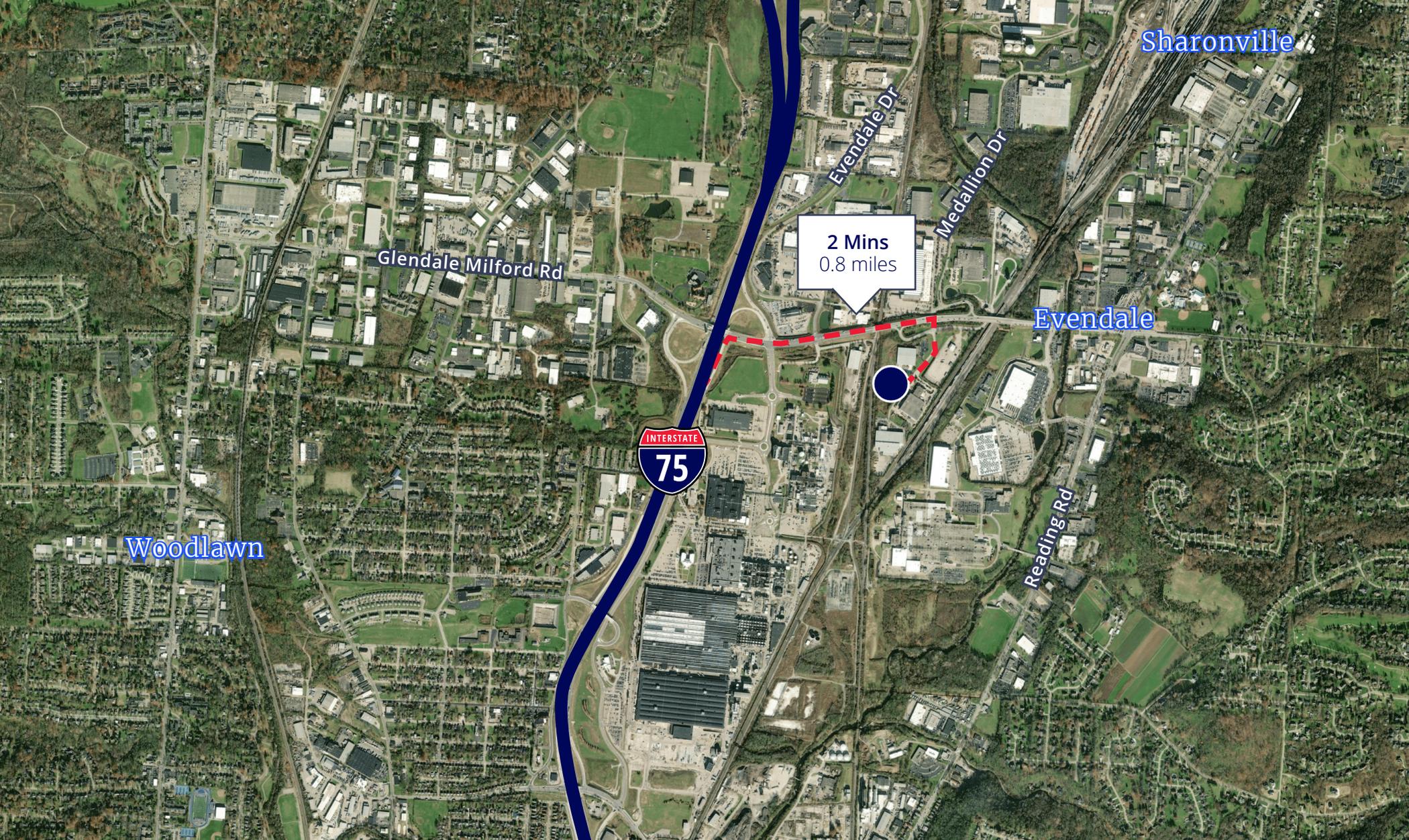
Suite 10321

TRUCK COURT

11,250 SF Available

6,750 SF Available





Jeff Kroeger, CCIM SIOR
Vice President
+1 513 562 2215
jeffrey.kroeger@colliers.com

Chuck Ackerman, CCIM, SIOR
Senior Vice President
+1 513 562 2266
chuck.ackerman@colliers.com

Bill Keefer, SIOR
Senior Vice President
+1 513 562 2235
bill.keefer@colliers.com

