



603 SHEPHERD DR. LOCKLAND, OH 45215

AVAILABLE FOR LEASE



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PROPERTY HIGHLIGHTS

 **13,240 Total SqFt**

- Located in Village of Lockland 3/4 mile from I-75 newly remodel Shepherd Ave. interchange.
- [New interchange video](#)
- Clear span building with approximately 0.50 acres fenced/secured and paved outdoor storage.
- Six (6) grade level doors 12'x14'
- Additional mezzanine area not included in total square footage.
- Available for immediately occupancy
- Lease Rate: \$9.95/SqFt NNN + \$1.69/SqFt property taxes & insurance + CAM & utilities

 [CLICK HERE FOR AERIAL VIDEO](#)

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PROPERTY DETAILS

Total SqFt:	13,240
Warehouse SqFt:	11,085
Office SqFt:	2,155
Mezzanine SqFt:	720 (22 x 30) not included in overall foot-print SqFt
Acres:	1.605 acres
Clear Height:	18'-22'
Year Built:	1998
Type Construction:	Pre-Engineered Metal
Column Spacing:	Clear Span
Electric Service:	120/208V 3-phase, 600 amps
Truck Court:	130'

Roof:	Standing seam metal
Lighting:	T-5's
Dock doors:	None
Drive-in door:	Six (6) 12'w x 14'h
Sprinkler:	None
HVAC:	Natural gas-fired unit heaters
Restrooms:	Two (2) sets
County:	Hamilton County
Hamilton County Parcel ID:	641-0001-0071-00
Assessed Value:	\$737,500 (\$56/SF)
Annual Taxes:	\$19,688 (\$1.49/SF)

PARCEL OUTLINE



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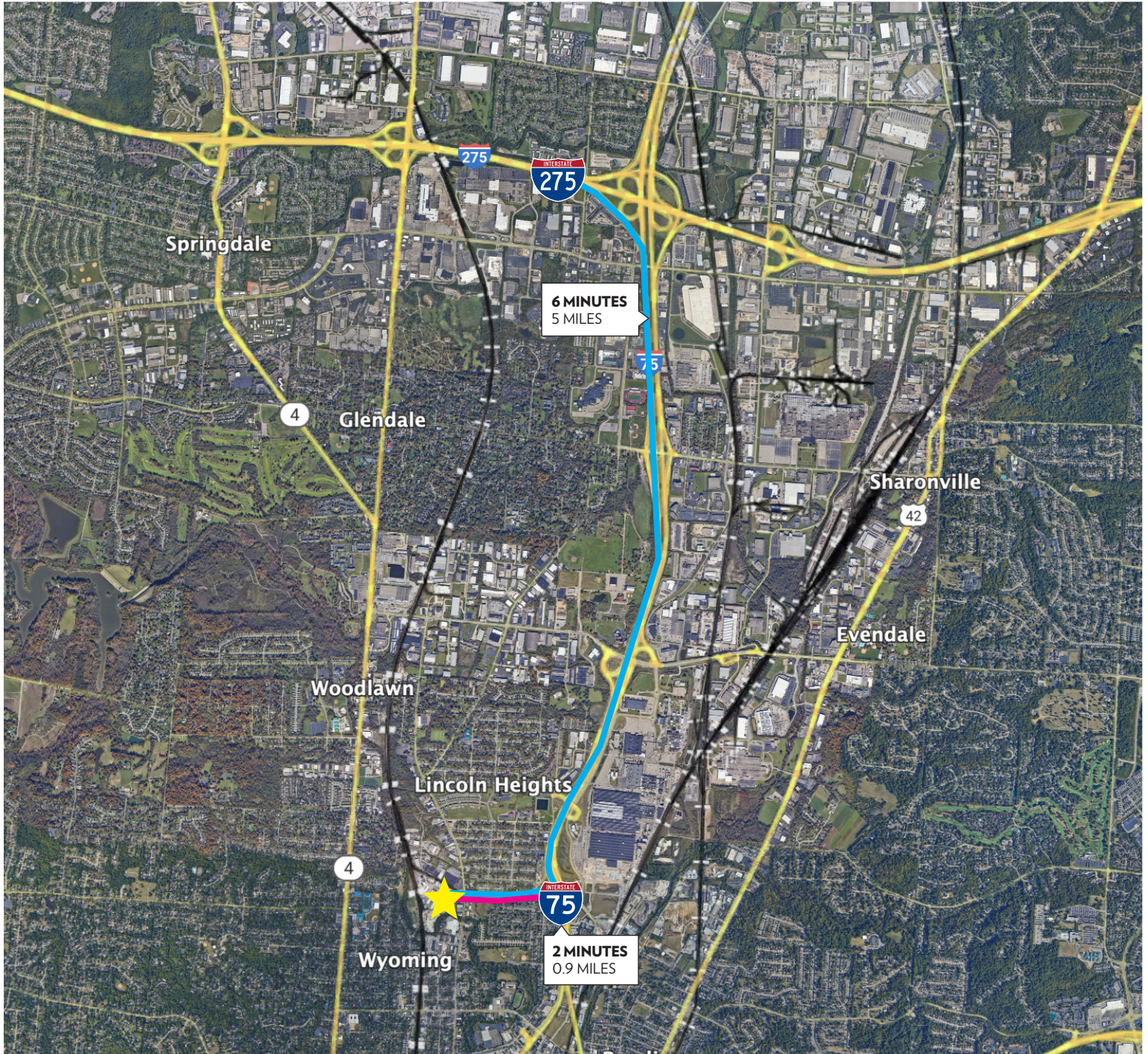
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DISTANCE MAP



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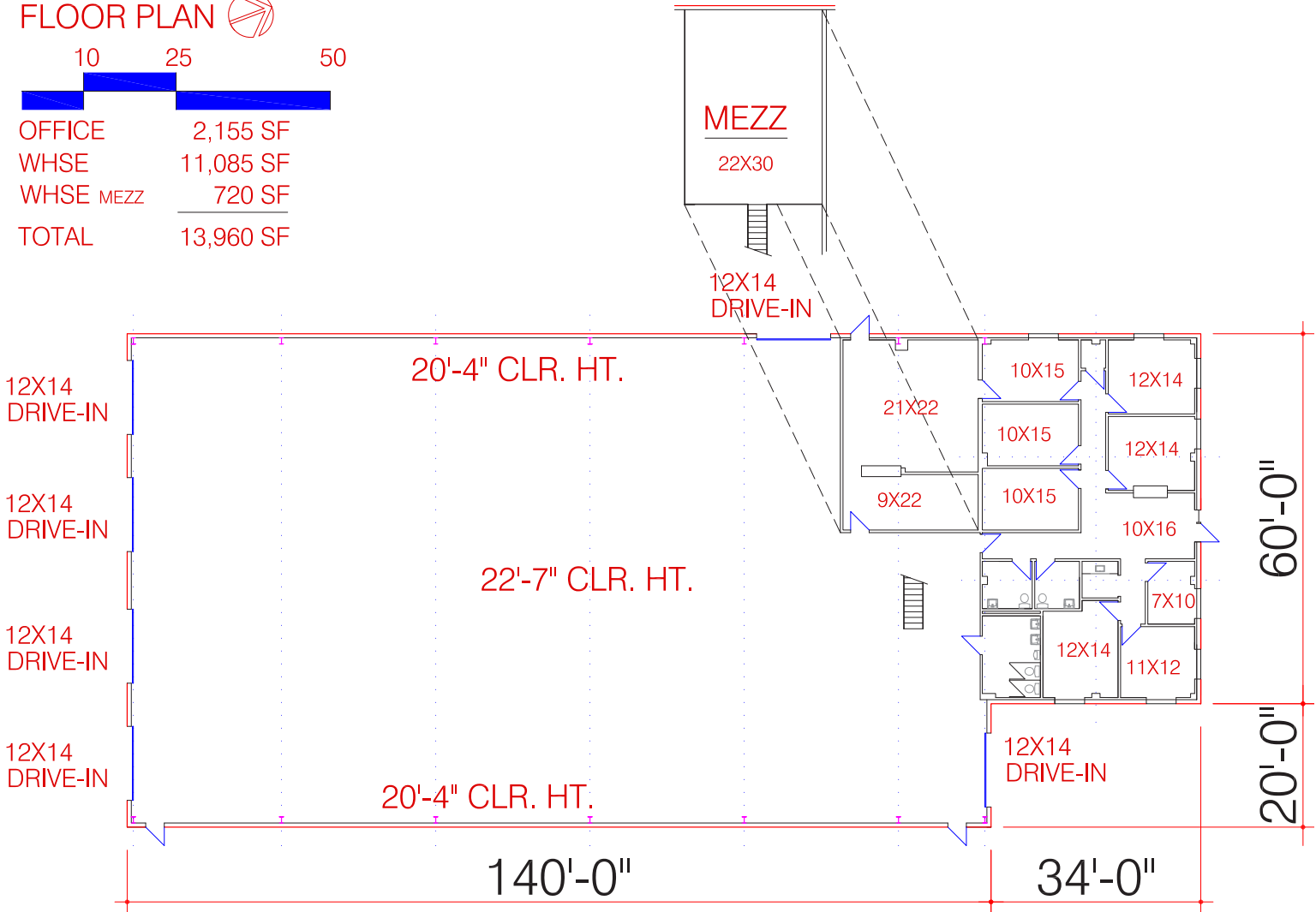
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FLOOR PLAN

FLOOR PLAN

	10	25	50
OFFICE	2,155 SF		
WHSE	11,085 SF		
WHSE MEZZ	720 SF		
TOTAL	13,960 SF		



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