

**155 Westheimer Dr**  
Middletown, Ohio 45044

**Colliers**

**For Lease**



**Todd Cochran**  
Vice President  
+1 937 723 2913  
todd.cochran@colliers.com

**Andrew Mullen**  
Associate  
+1 937 723 2909  
andrew.mullen@colliers.com

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

**Colliers | Dayton**  
15 McDonough Street, Floor 4  
Dayton, Ohio 45402  
+1 937 449 0997

## PROPERTY OVERVIEW

Total SF	15,000 SF
Office SF	3,060 SF
Clear Height	24'
Docks	2
Drive-ins	2
Power	3-Phase 240/480V
HVAC	Office - Central Air   Warehouse - Gas Forced Air
Lighting	Office - LED   Warehouse - Metal Halide
Acreage	1.69
Year Built	2000
Construction	Concrete Block & Pre-Engineered Metal
Parking	28 Auto Spots

## LOCATION DETAILS

- Located in the City of Monroe in Butler County
- Located Minutes from Route 4 and I-75 via Hamilton Lebanon Road
- Parcel ID - C1800017000022



Lease Rate: \$7.75/SF NNN  
\$1.60/SF (tax/ins) estimated

MIDDLETOWN

Colliers

4

4 Mins  
1.6 Miles

Salzman Rd

155 Westheimer Dr

4

8 Mins  
3.8 Miles

63

MONROE

75

63

INTERSTATE  
75

LIBERTY TOWNSHIP

Hamilton Lebanon Rd

Cincinnati-Dayton Rd



**Todd Cochran**  
Vice President  
+1 937 723 2913  
todd.cochran@colliers.com

**Andrew Mullen**  
Associate  
+1 937 723 2909  
andrew.mullen@colliers.com

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

**Colliers | Dayton**  
15 McDonough Street, Floor 4  
Dayton, Ohio 45402  
+1 937 449 0997

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2023. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.