

**155 Westheimer Dr**  
Middletown, Ohio 45044

**For Lease**

**Colliers**



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**Colliers | Dayton**

15 Mcdonough Street, Floor 4  
Dayton, Ohio 45402  
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## 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

Hamilton Lebanon Rd

63

8 Mins  
3.8 Miles

Cincinnati Dayton Rd

MONROE

INTERSTATE  
75

63

INTERSTATE  
75

LIBERTY TOWNSHIP



360° VIDEO

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