



## INDUSTRIAL FLEX SPACE



# PERIMETER PARK NORTH B

11815 Highway Drive

## FOR LEASE

## PROPERTY HIGHLIGHTS

6,000 SF Available Now!

3,000± SF Office Space

(1) Dock Door (10' x 10')

(1) Drive In Door (10' x 10')

14' Clear Height

Less than 1 mile from I-275 & SR 42

Close to many area amenities

Located in Sharonville, just 15 miles north of  
downtown Cincinnati

### SEATTLE STEIN

Director

+1 513 763 3027

seattle.stein@cushwake.com

### TOM MCCORMICK

Managing Director

+1 513 763 3025

tom.mccormick@cushwake.com



201 E. Fourth Street, Ste 1800

Cincinnati, OH

Main +1 513 421 4884

[cushmanwakefield.com](http://cushmanwakefield.com)

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## BUILDING SPECIFICATIONS

|                |                                                            |
|----------------|------------------------------------------------------------|
| LOCATION       | Sharonville, OH<br>Hamilton County                         |
| BUILDING SIZE  | 30,000 SF Total                                            |
| AVAILABLE SIZE | 6,000 SF                                                   |
| OFFICE SIZE    | ±3,000 SF                                                  |
| ZONING         | General Industrial                                         |
| YEAR BUILT     | 1991                                                       |
| CONSTRUCTION   | Tilt-up Concrete                                           |
| ROOF           | Membrane                                                   |
| FLOOR          | 6" Concrete                                                |
| CLEAR HEIGHT   | 14'                                                        |
| COLUMN SPACING | 30' x 40'                                                  |
| DOORS          | (1) Dock Door (10' x 10')<br>(1) Drive In Door (10' x 10') |
| TRUCK COURT    | Rear Loaded                                                |
| AUTO PARKING   | 65 Parking Spaces                                          |

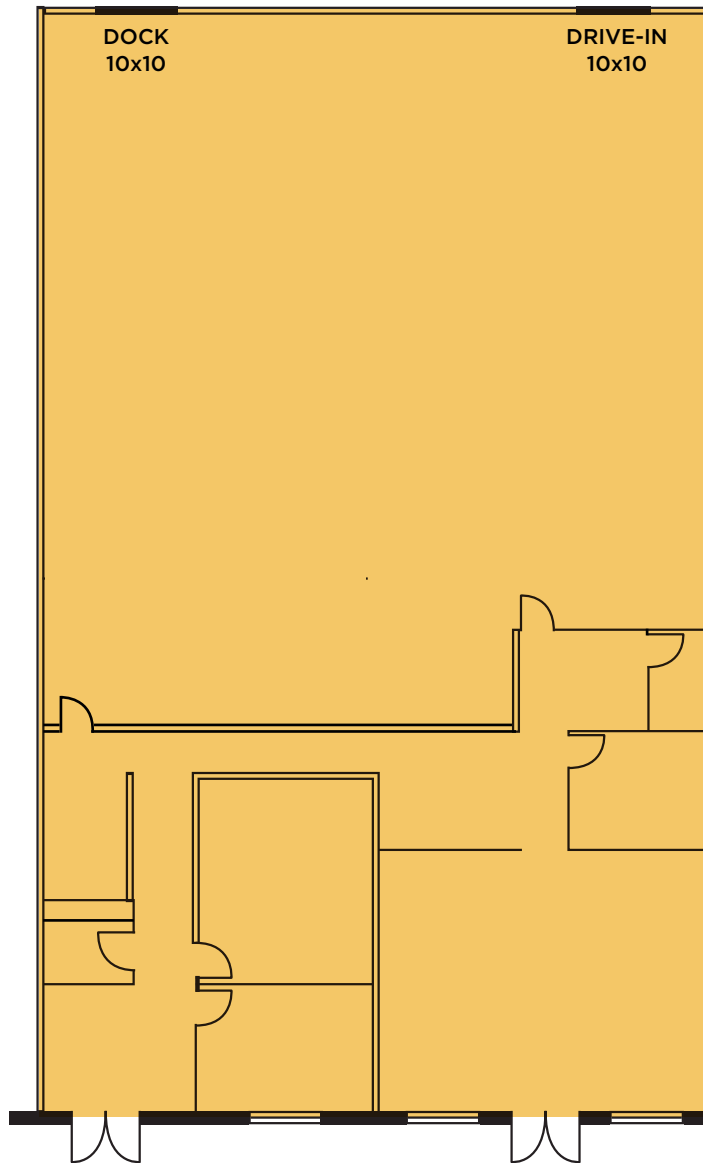
|                    |                                                                      |
|--------------------|----------------------------------------------------------------------|
| FIRE SUPPRESSION   | Wet System                                                           |
| LIGHTING           | LED                                                                  |
| HVAC               | Natural Gas Fired Units                                              |
| ELECTRIC           | TBD                                                                  |
| UTILITIES          |                                                                      |
| ELECTRIC/GAS       | <a href="http://www.duke-energy.com">www.duke-energy.com</a>         |
| WATER/SEWER        | <a href="http://www.cincinnati-oh.gov">www.cincinnati-oh.gov</a>     |
| TELEPHONE          | <a href="http://www.cincinnati-bell.com">www.cincinnati-bell.com</a> |
| DATA               | <a href="http://www.spectrum.com">www.spectrum.com</a>               |
| LEASE RATE         | \$9.95/psf NNN                                                       |
| OPERATING EXPENSES | \$4.11/psf                                                           |

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## FLOOR PLAN - 6,000 SF







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## EXTERIOR PHOTOS





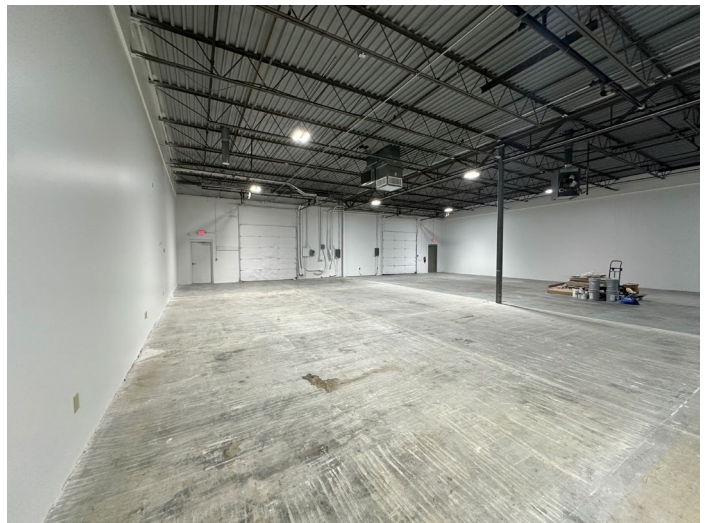
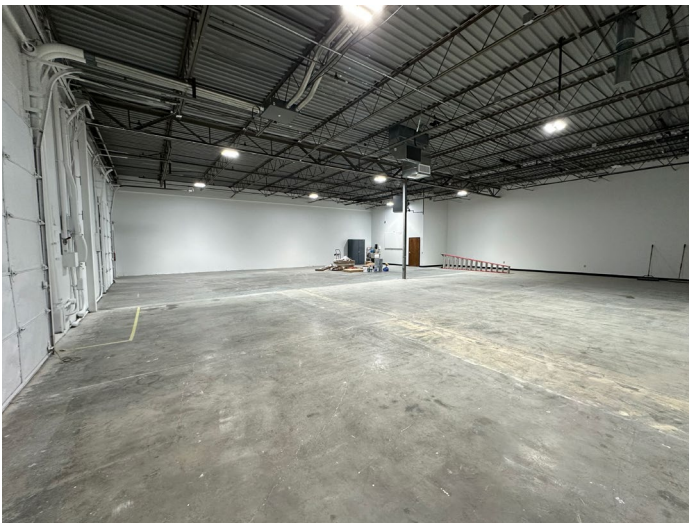
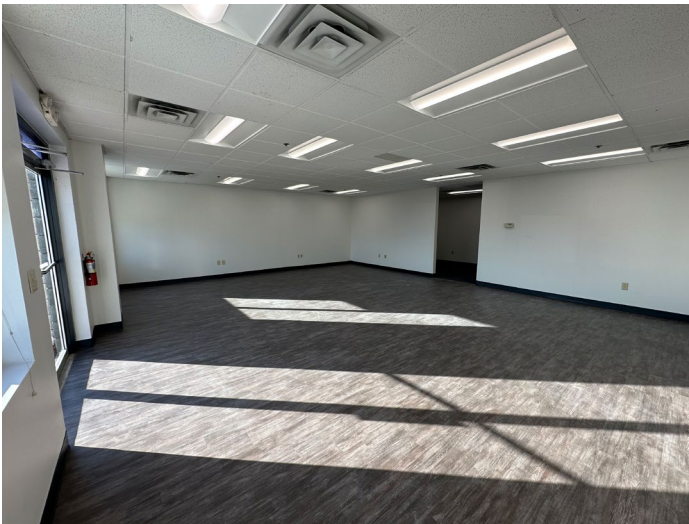


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## INTERIOR PHOTOS







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## AERIAL LOCATION

