



11574 GONDOLA ST.
SHARONVILLE, OHIO 45241

AVAILABLE FOR LEASE

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PROPERTY HIGHLIGHTS

 **8,000 SqFt (50'x160')**

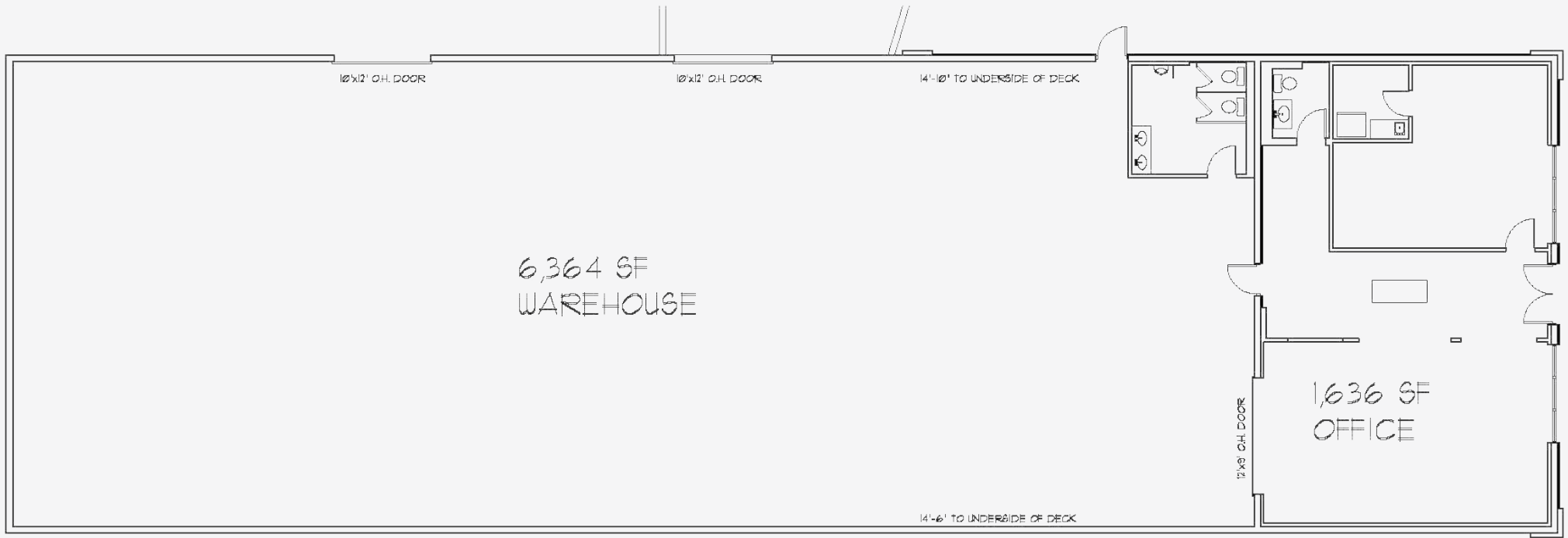
- Located in Sharonville at the intersection of I-75/I-275
- Fully air-conditioned facility
- Two (2) pylon signs available with I-75 and E. Kemper frontage
- Building has both dock and drive-in loading
- Building is clearspan
- Lease Rate: \$11.95/SqFt NNN
- Building available for immediate occupancy

 [CLICK HERE FOR AERIAL VIDEO](#)

PROPERTY DETAILS

Total SqFt:	8,000 (50'x160')
Warehouse SqFt:	6,364
Office SqFt:	1,636
Acreage:	0.503
Clear Height:	13'
Year Built/Renovated:	1970/2026
Type Construction:	Concrete Block
Lighting:	LED throughout
Column Spacing:	Clear span
Dock door:	One (1): 10' x 12' with edge of dock leveler
Drive-in door:	One (1): 10' x 12'
Sprinkler:	None
Electrical Service:	120/208V/3phase/~300 amps
HVAC:	100% HVAC throughout
Roof:	Rubber membrane
Truck court:	Concrete/asphalt
Parking Lot:	Asphalt - 25 spaces
Restrooms:	Two (2)

FLOOR PLAN



FIRST FLOOR PLAN

SCALE 1/8" = 1'-0"

8,000 SF TOTAL

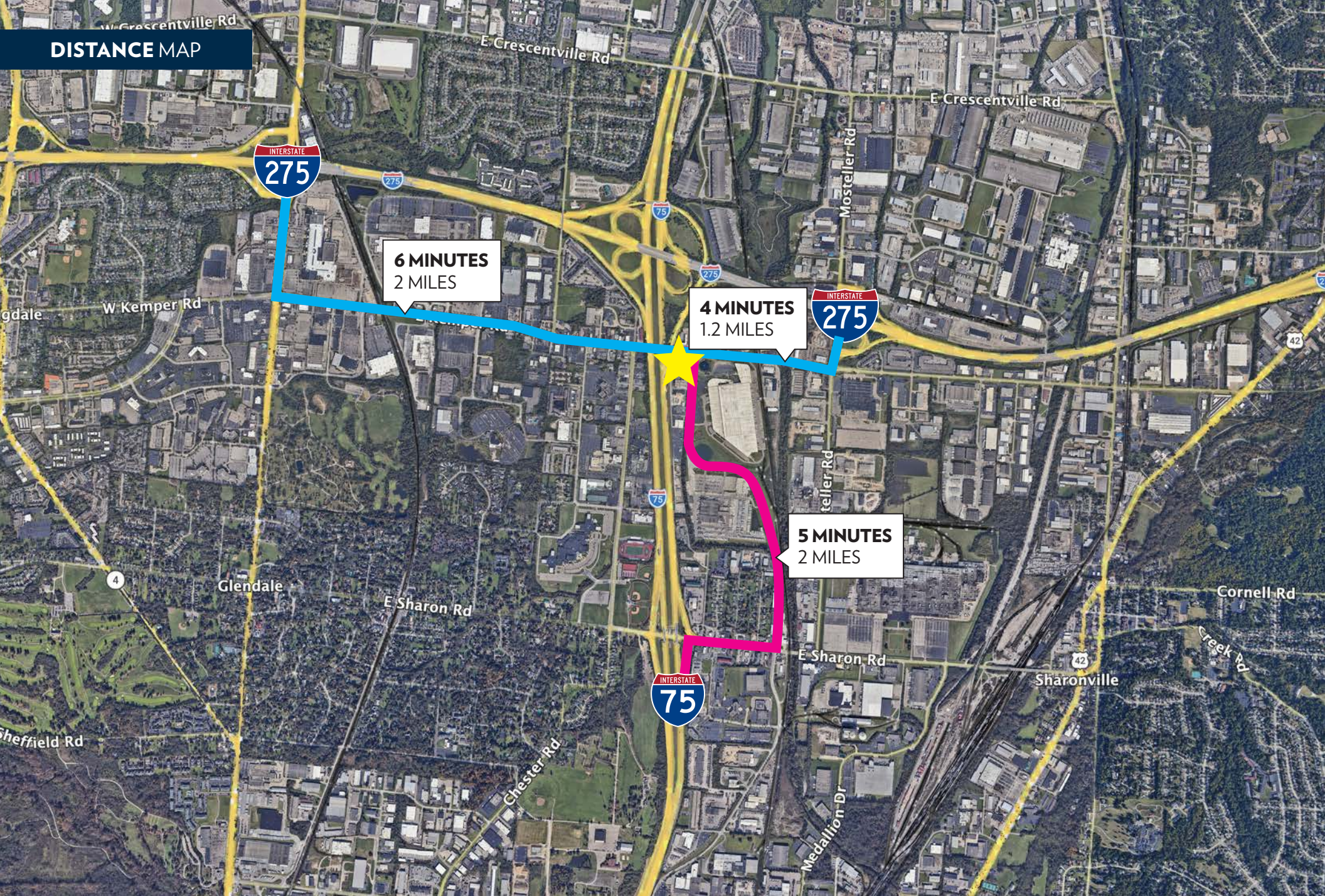
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DISTANCE MAP



6 MINUTES
2 MILES

4 MINUTES
1.2 MILES

5 MINUTES
2 MILES

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PARCEL OUTLINE



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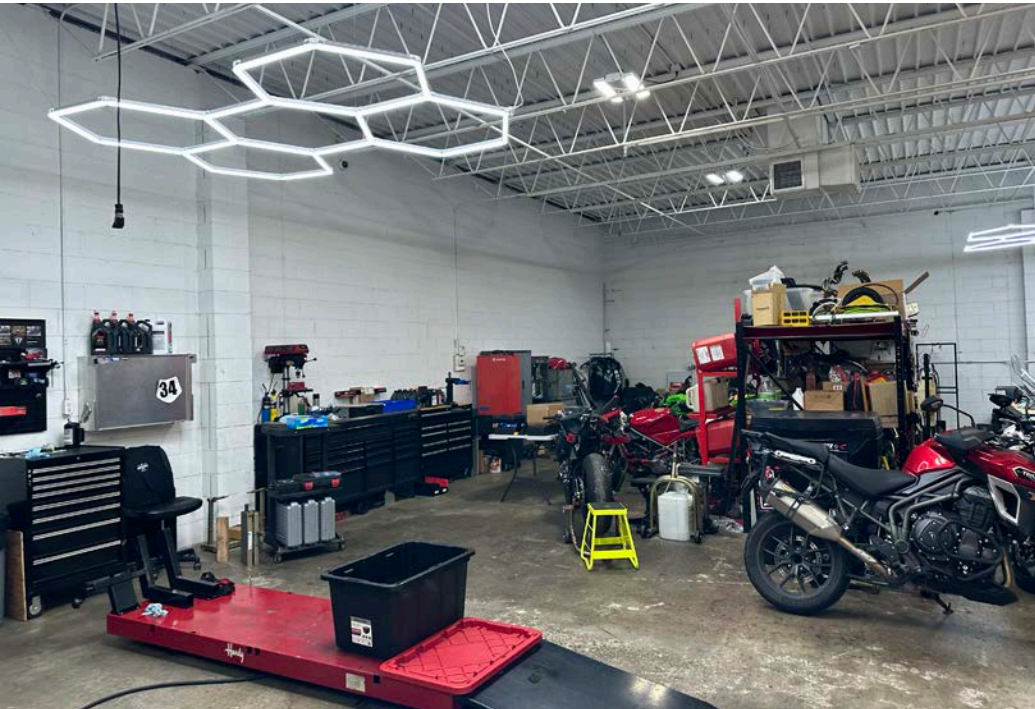
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