

BUILDING HAS BEEN FULLY RENOVATED!



FOR LEASE

360 Harmon Ave.

**360 HARMON AVE.
LEBANON, OH 45036**

Available Space

±40,087 SF

Office Space

±4,000 SF

Lease Rate

\$6.95

Operating Expenses

\$1.41/SF

Available

Immediately

Property Highlights

- 19'-26' Clear height
- 4 Docks with pit levelers and 3 Drive-ins
- Outside storage capabilities (1-2 acres)
- ±4.5 Miles from I-71 and ±6.7 miles from I-75

Interior and Exterior Building Improvements

- Fully renovated office space, restrooms and breakroom
- LED lights throughout
- Interior and exterior paint
- Polished concrete floors
- New HVAC and warehouse heaters as needed
- New dock and drive-in doors and equipment as needed
- New landscaping

For information, please contact:

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NEWMARK



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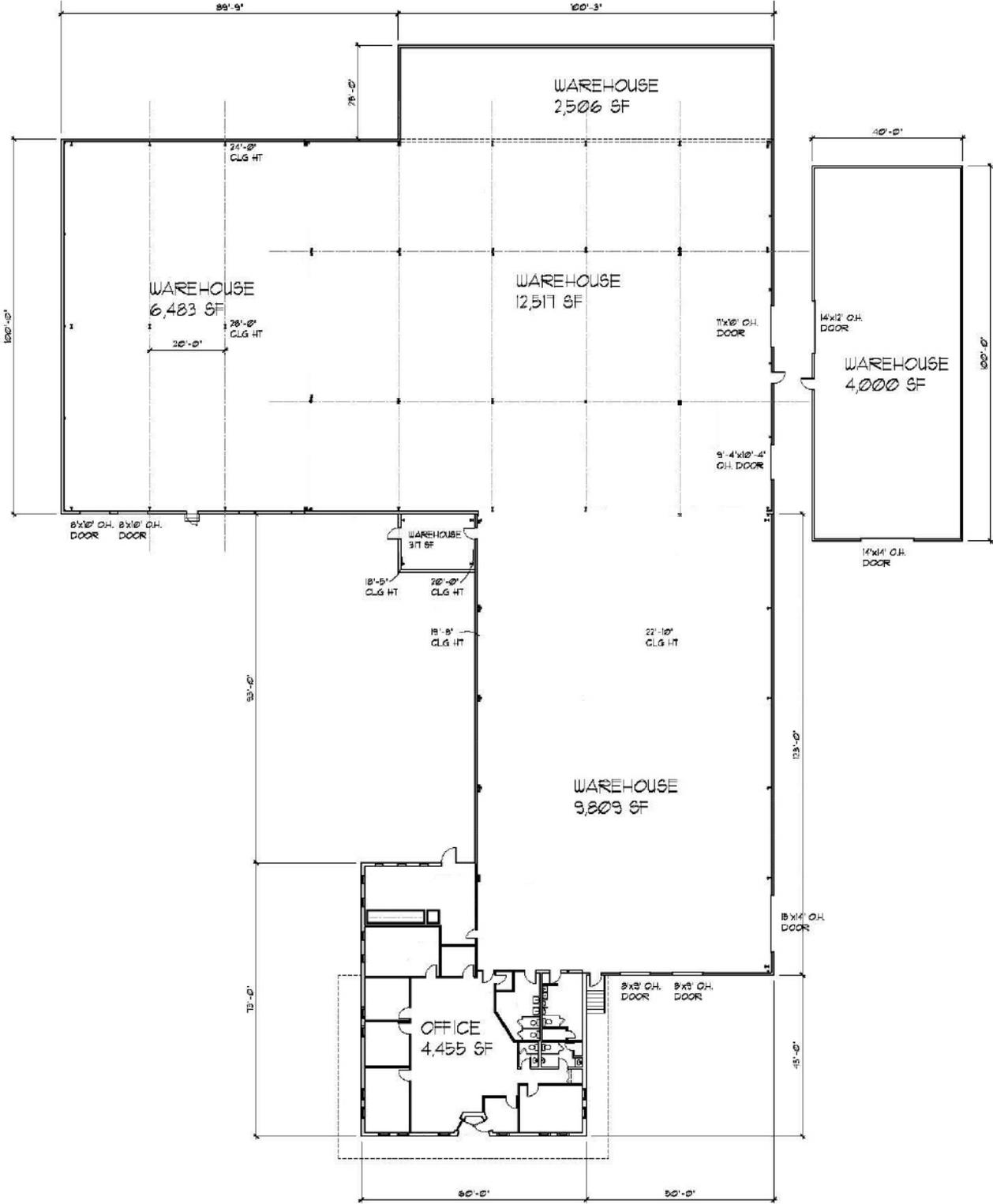
BUILDING SPECIFICATIONS

| | | | |
|----------------------------|---|-----------------------------------|--|
| Location | Lebanon, OH Warren County | Drive-in | 3 |
| Available Space | ±40,087 SF | Parking | ±30 Spaces (Expandable) |
| Office Size | ±4,000 SF | Restrooms | 2 Sets; 1 in plant and 1 in office |
| Warehouse Size | ±36,087 SF | Sprinkler | Wet |
| Total Building Size | ±40,087 SF | Air Conditioning Warehouse | Yes; in office Gas-fired unit heaters |
| Land | - Main Building ±3 Acres - Additional land ±1.38 Acres | Lighting | LED |
| Zoning | I-1, Light Industrial | Electrical Service | City of Lebanon 185 amps, 480 volt, 3 phase |
| Year Built | 1972 | Gas | Duke Energy |
| Year Renovated | 2025 | Sewer | City of Lebanon |
| Construction | Metal | Water | City of Lebanon |
| Building Dimensions | N/A | Floor Drains | Yes |
| Column Spacing | - Clear span portion - 22'x48' warehouse | Available | Immediately |
| Floor Thickness | 5" reinforced concrete | Lease Rate | \$6.95/SF |
| Roof Type | Recoated stain metal roof | Operating Expenses | \$1.41/SF |
| Clear Height | 19'-26' | | |
| Docks | 4 Docks with pit levelers | | |

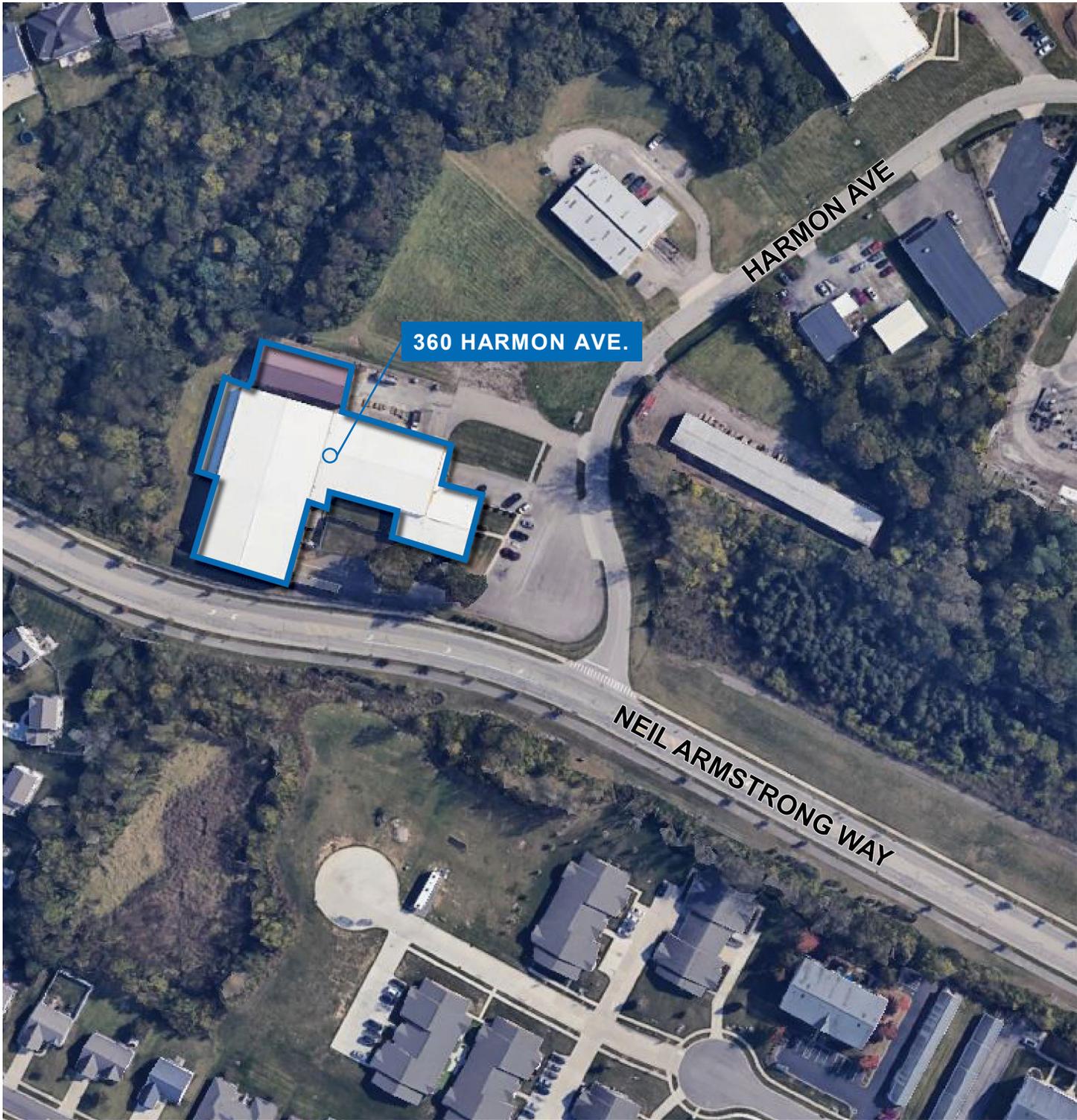
PROPERTY PHOTOS



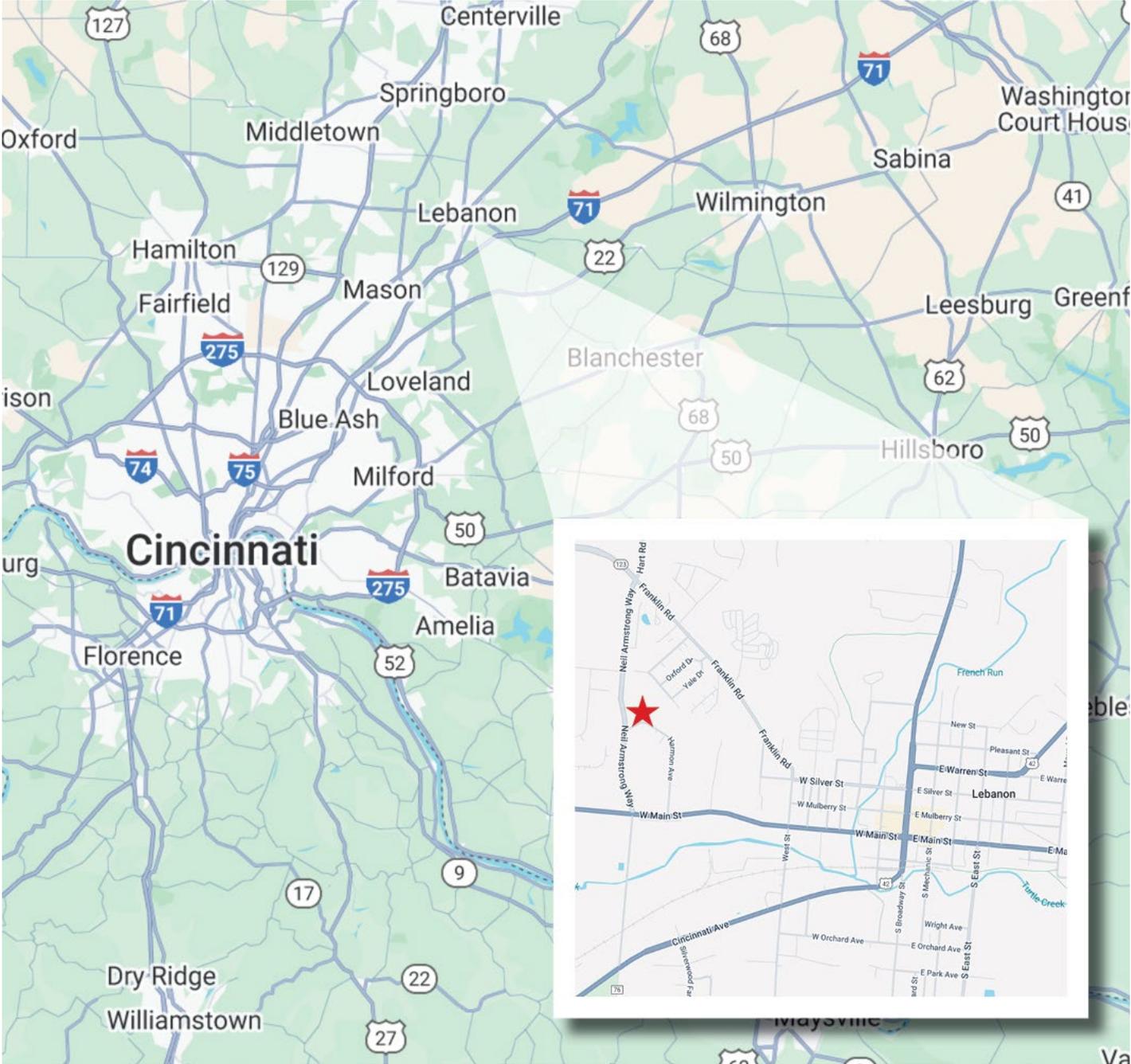
FLOOR PLAN



AERIAL MAP



LOCATOR MAP



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