



# 1800 CLAYTON AVE.

MIDDLETOWN, OH 45042

AVAILABLE FOR LEASE

**Rod MacEachen**  
(513) 675-5764  
Rod@SqFtCommercial.com

**Roddy MacEachen, SIOR**  
(513) 739-3985  
Roddy@SqFtCommercial.com

**Jared Wagoner, SIOR**  
(812) 890-1768  
Jared@SqFtCommercial.com

**Amy Castaneda**  
(503) 310-9768  
Amy@SqFtCommercial.com

**Sarah Kern**  
(513) 426-4864  
Sarah@SqFtCommercial.com

© 2025 SqFt Commercial LLC. All rights reserved. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. SqFt Commercial and the SqFt Commercial logo are service marks of SqFt Commercial, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.



# 1800 CLAYTON AVE.

MIDDLETOWN, OH 45042



## PROPERTY HIGHLIGHTS



### 35,000 Total SqFt

- Located in City of Middletown with minutes to I-75
- Lease Rate: \$3.95/SqFt NNN + \$0.50/SqFt taxes/insurance
- Available for immediately occupancy
- Short term leases considered



[CLICK HERE FOR AERIAL VIDEO](#)

INFO@SQFTCOMMERCIAL.COM  
(513) 843-1600  
[SQFTCOMMERCIAL.COM](https://www.sqftcommercial.com)



## PROPERTY DETAILS

Total SqFt:	35,000
Warehouse SqFt:	34,500
Office SqFt:	500
Acreage:	Approximately 2.0 acres
Clear Height:	12'-14'
Year Built:	1950's
Type Construction:	Masonry, concrete, and steel
Lighting:	LED's
Column Spacing:	20'x20'
Dock door:	One (1) - 10'x8'
Drive-in door:	Four (4) - 7'x8', 2-10'x10', 10'x12'
Sprinkler:	None
Electrical Service:	3-phase
Heat:	Natural gas fired unit heaters
Roof:	Rubber membrane
Parking Lot:	25+ spaces and surplus trailer parking
Restrooms:	One (1)



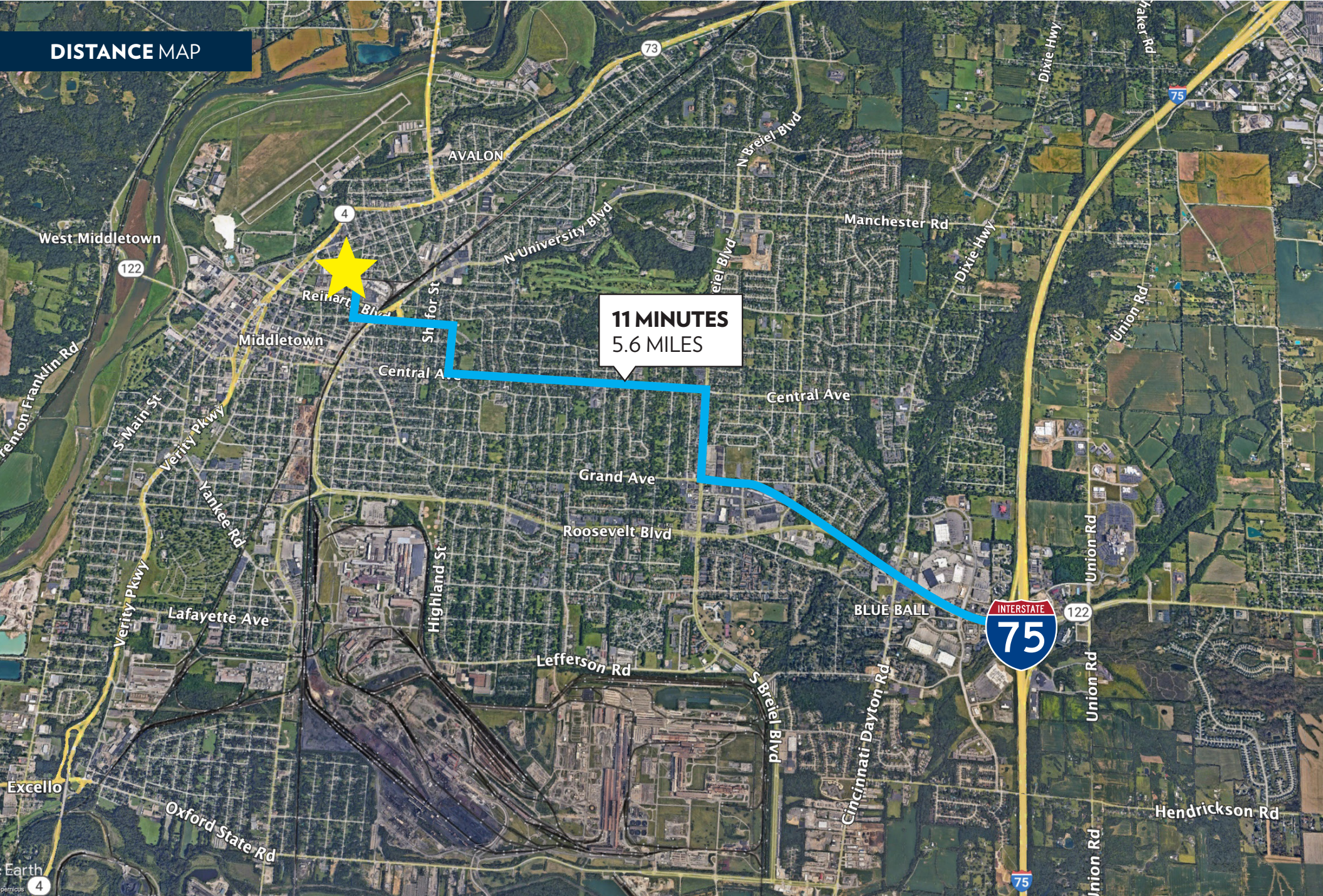
# 1800 CLAYTON AVE.

MIDDLETOWN, OH 45042

INFO@SQFTCOMMERCIAL.COM  
(513) 843-1600  
[SQFTCOMMERCIAL.COM](http://SQFTCOMMERCIAL.COM)



## DISTANCE MAP





# 1800 CLAYTON AVE.

MIDDLETOWN, OH 45042

INFO@SQFTCOMMERCIAL.COM  
(513) 843-1600  
[SQFTCOMMERCIAL.COM](http://SQFTCOMMERCIAL.COM)



## PARCEL OUTLINE





# 1800 CLAYTON AVE.

MIDDLETOWN, OH 45042

INFO@SQFTCOMMERCIAL.COM  
(513) 843-1600  
[SQFTCOMMERCIAL.COM](http://SQFTCOMMERCIAL.COM)





# 1800 CLAYTON AVE.

MIDDLETOWN, OH 45042

INFO@SQFTCOMMERCIAL.COM  
(513) 843-1600  
[SQFTCOMMERCIAL.COM](http://SQFTCOMMERCIAL.COM)

