

FOR SUBLEASE



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Sharonville | OH 45241**

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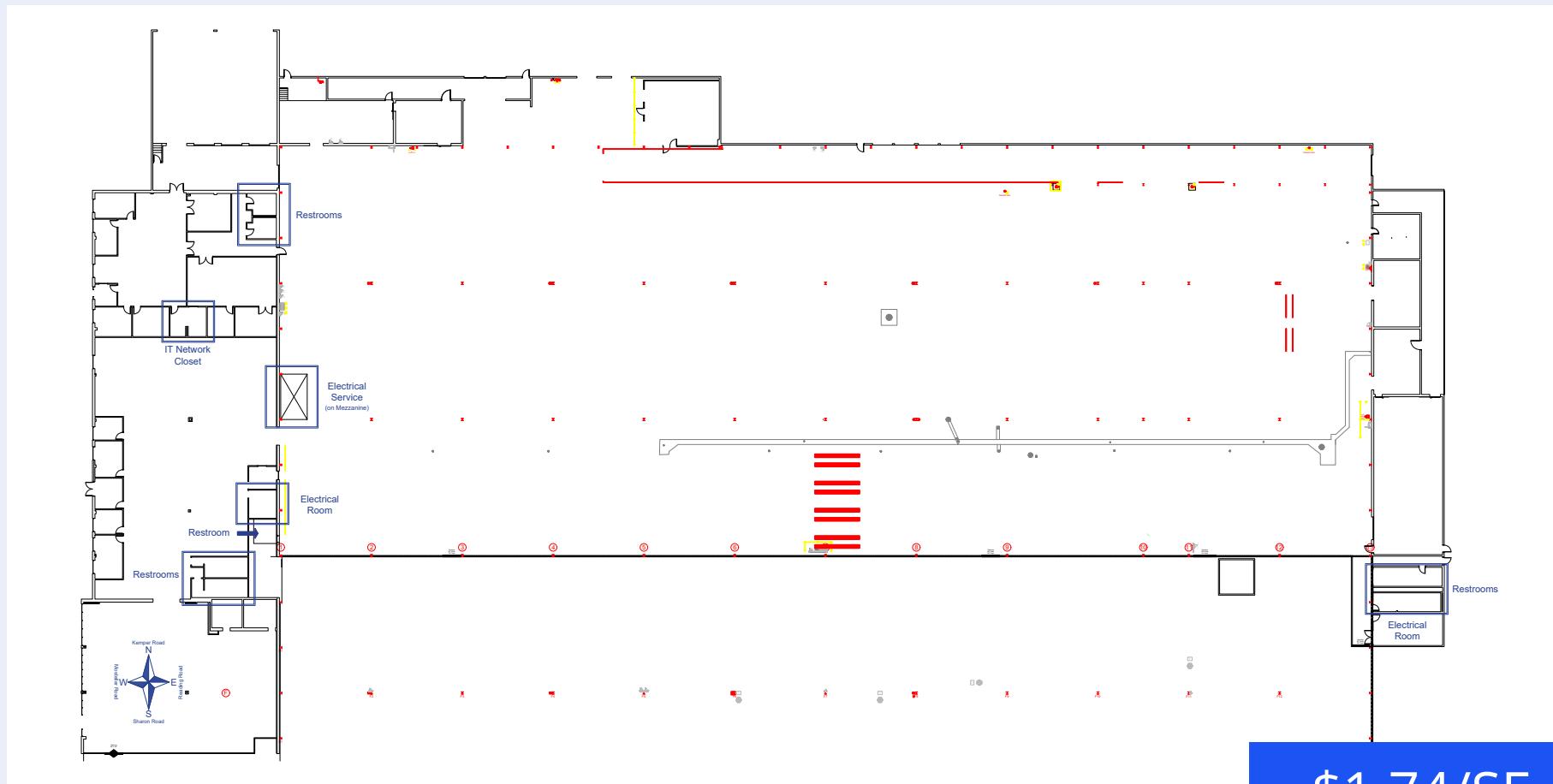
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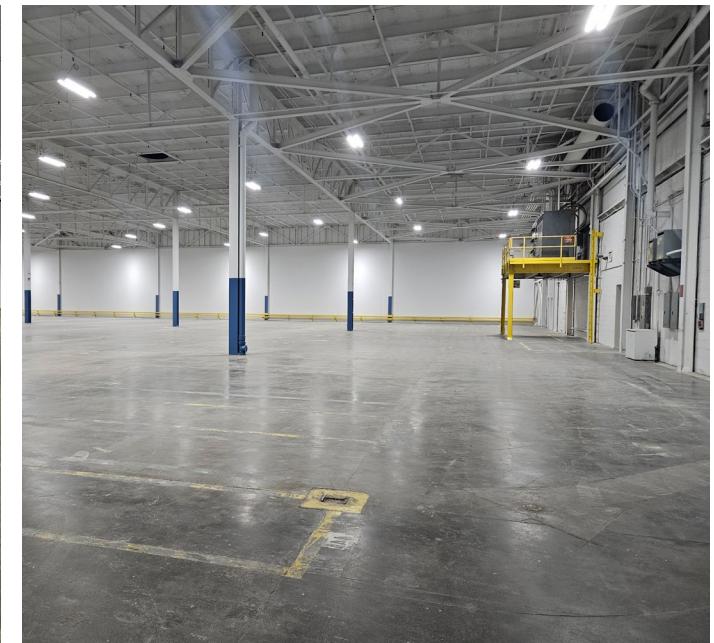
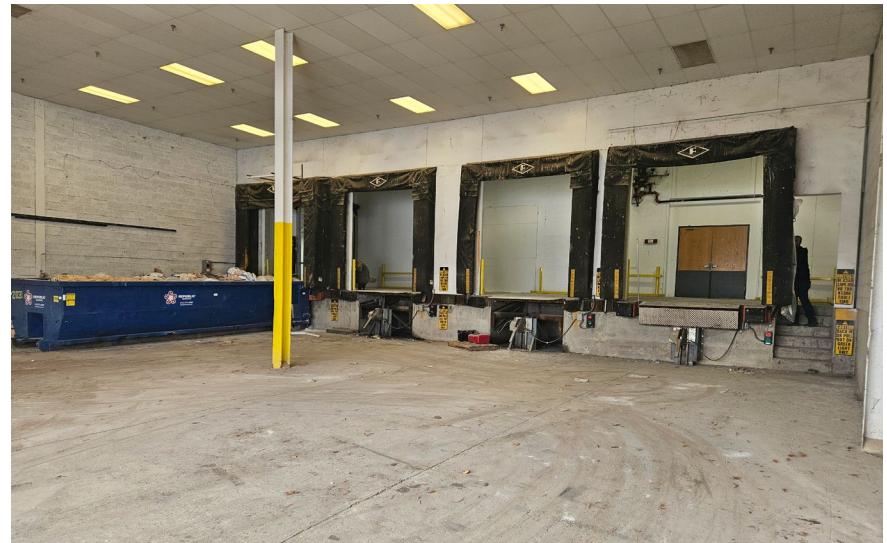


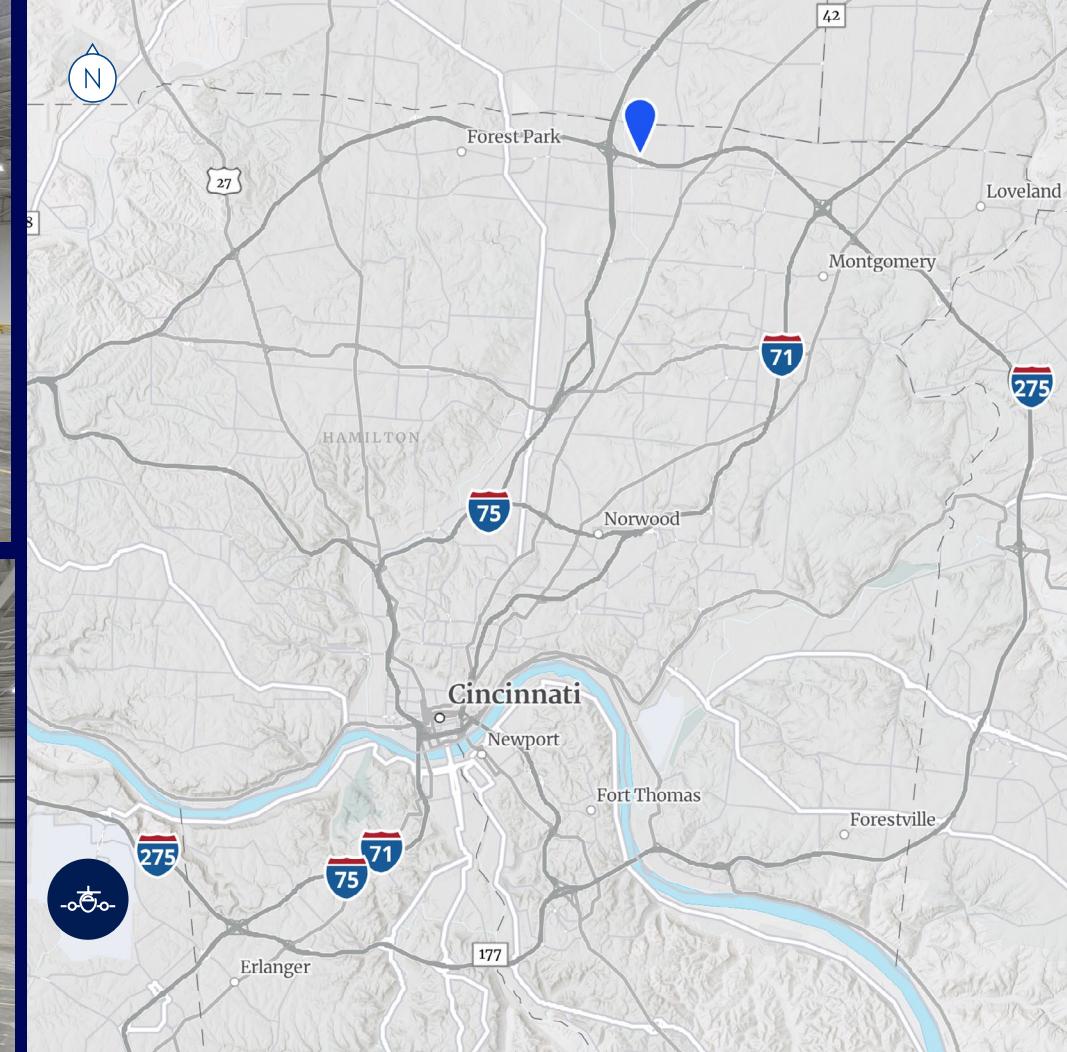
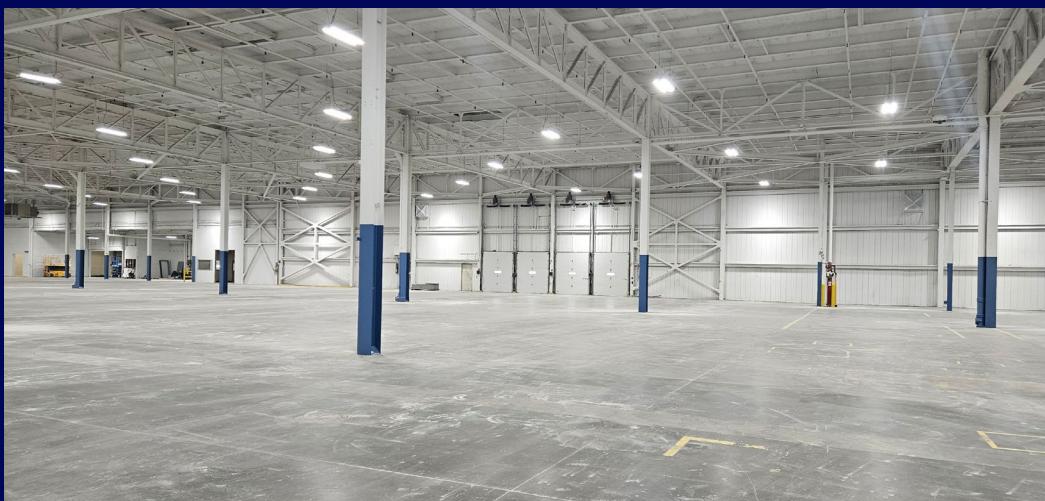
## Property Highlights

- 121,981 SF available
- 2,500 SF office
- 2,000 SF dropped ceiling HVAC storage areas
- (4) internal docks, (2) with pit levelers
- (9) exterior docks with EOD, shelters, and locks; (1) dock with pit leveler
- 24' clear height, 31' to deck
- ESFR
- LED lighting in the warehouse
- (2) dedicated services 3-phase 480v: (1) 1,600 amp; (1) 3,000 amp
- Renovated in 2025
- Immediate access to I-275, 3 minutes to I-75, 8 minutes to I-71

**\$1.74/SF  
OPEX**

## Building Photos





## For more information, contact:

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