



6037 COMMERCE CT.

MASON, OH 45040

AVAILABLE FOR SALE OR LEASE

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PROPERTY HIGHLIGHTS



16,000 SqFt

- Class A Office/Warehouse Building located in City of Mason
- Dock and drive-in loading capability
- Heavy power; 480-volt, 3-phase, 600-amps
- Building has expansion capability up to approximately 14,000 SqFt (30,000 SqFt in total)
- [Zoning: HT-1](#)
- Available Q1 2026
- Lease Rate: \$14.95/SqFt NNN
- Sale Price: \$2,995,000 (\$187/SqFt)



CLICK HERE FOR AERIAL VIDEO

PROPERTY DETAILS

Total SqFt:	16,000
Warehouse SqFt:	3,000
Office SqFt:	13,000
Acreage:	3.131 acres
Clear Height:	17'-18'
Year Built:	1995
Type Construction:	Concrete block and steel
Lighting:	LED's
Column Spacing:	26'x44'
Dock door:	One (1) - 9'x10'
Drive-in door:	One (1) - 12'x14'
Sprinkler:	Wet system
Electrical Service:	480-volt, 3-phase, 600 amps
Heat:	Natural gas fired unit heaters
Roof:	Ballasted rubber membrane
Parking Lot:	Approximately 55 spaces
Restrooms:	One (1) set
Annual Property Taxes:	\$20,840/year
County Assessed Value:	\$1,005,790
Warren County Parcel ID's:	1504427001

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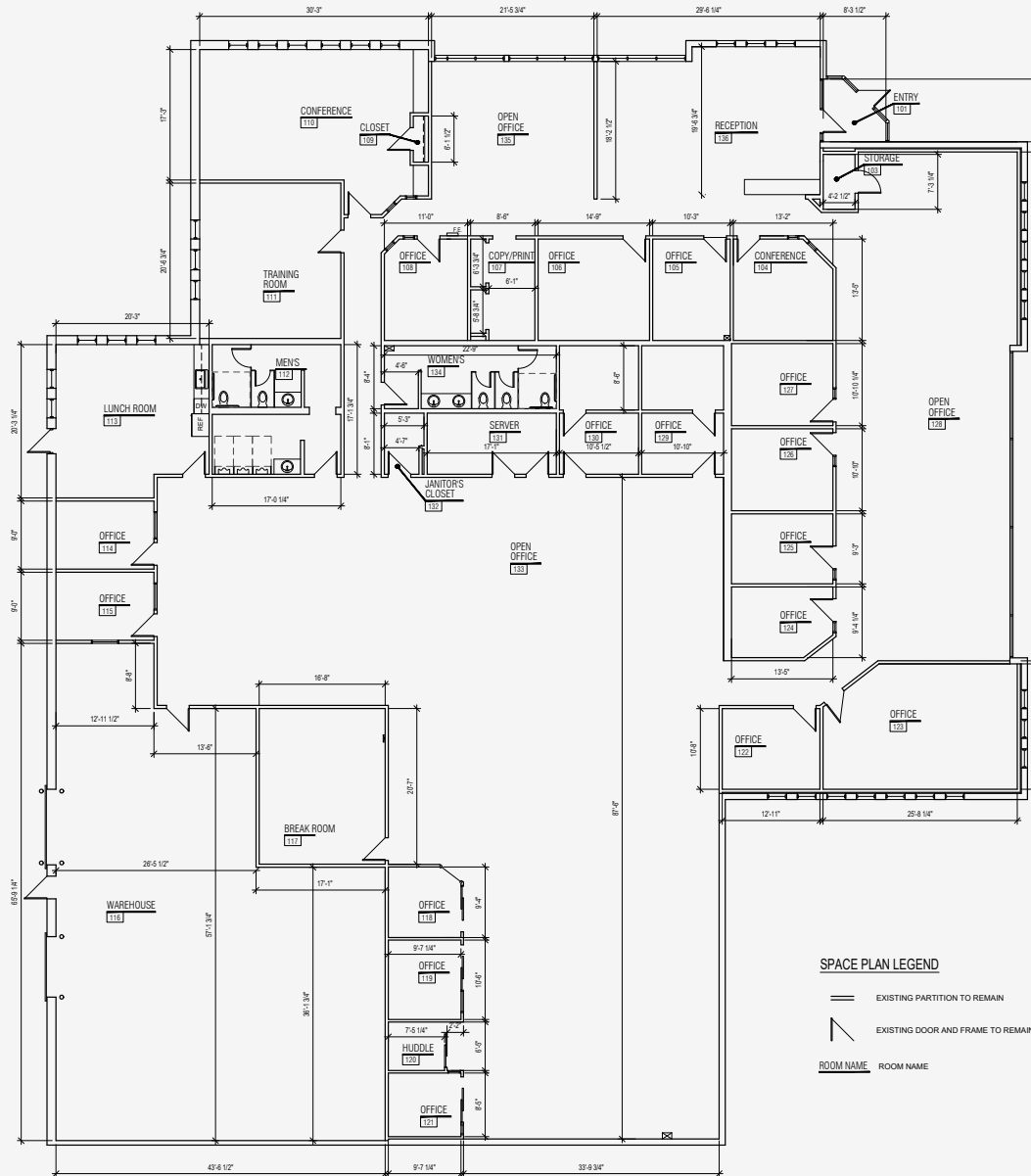
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SAMPLE EXPANSION PLAN



SPACE PLAN LEGEND

== EXISTING PARTITION TO REMAIN

EXISTING DOOR AND FRAME TO REMAIN

ROOM NAME ROOM NAME



1

EXISTING FLOOR PLAN

SCALE  1/8" = 1'-0"

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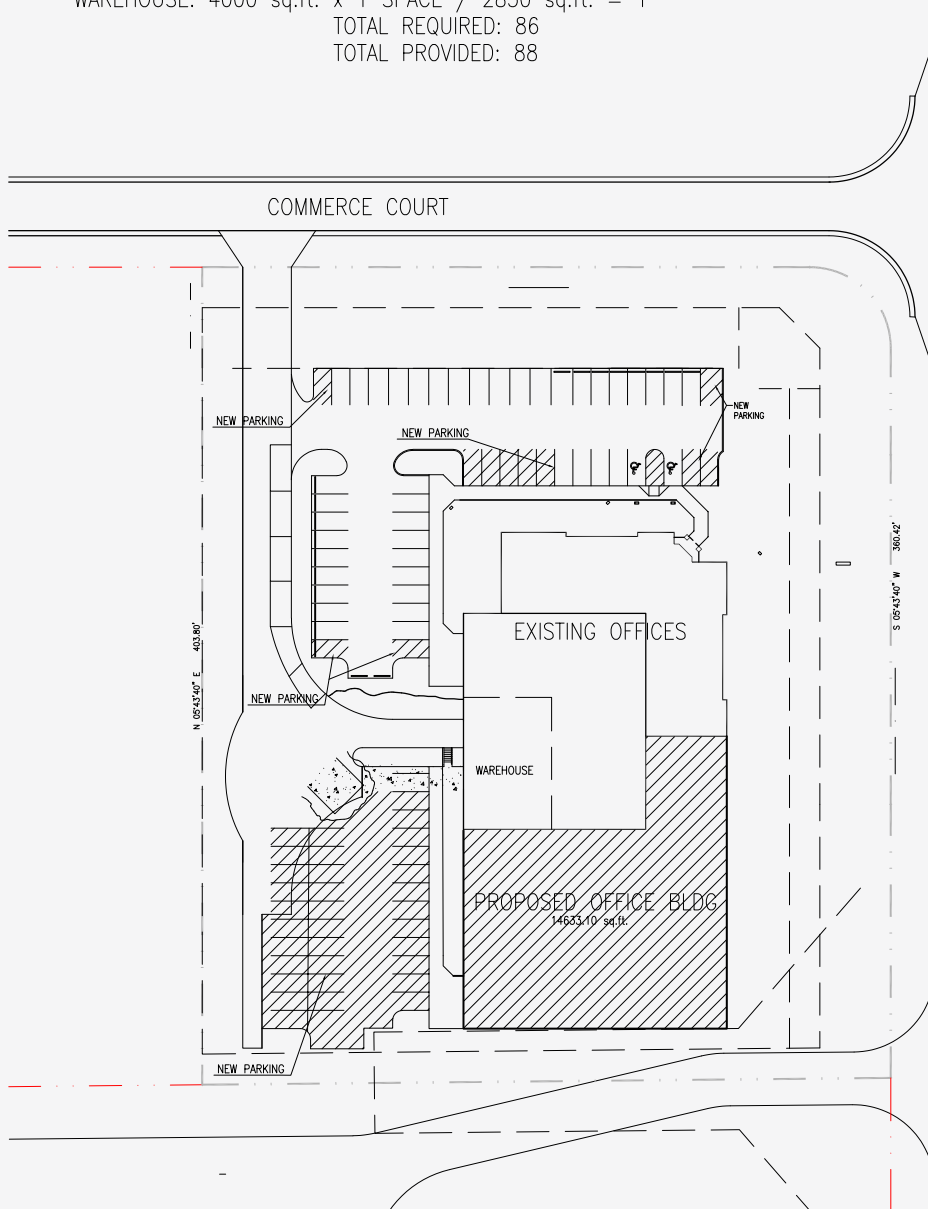
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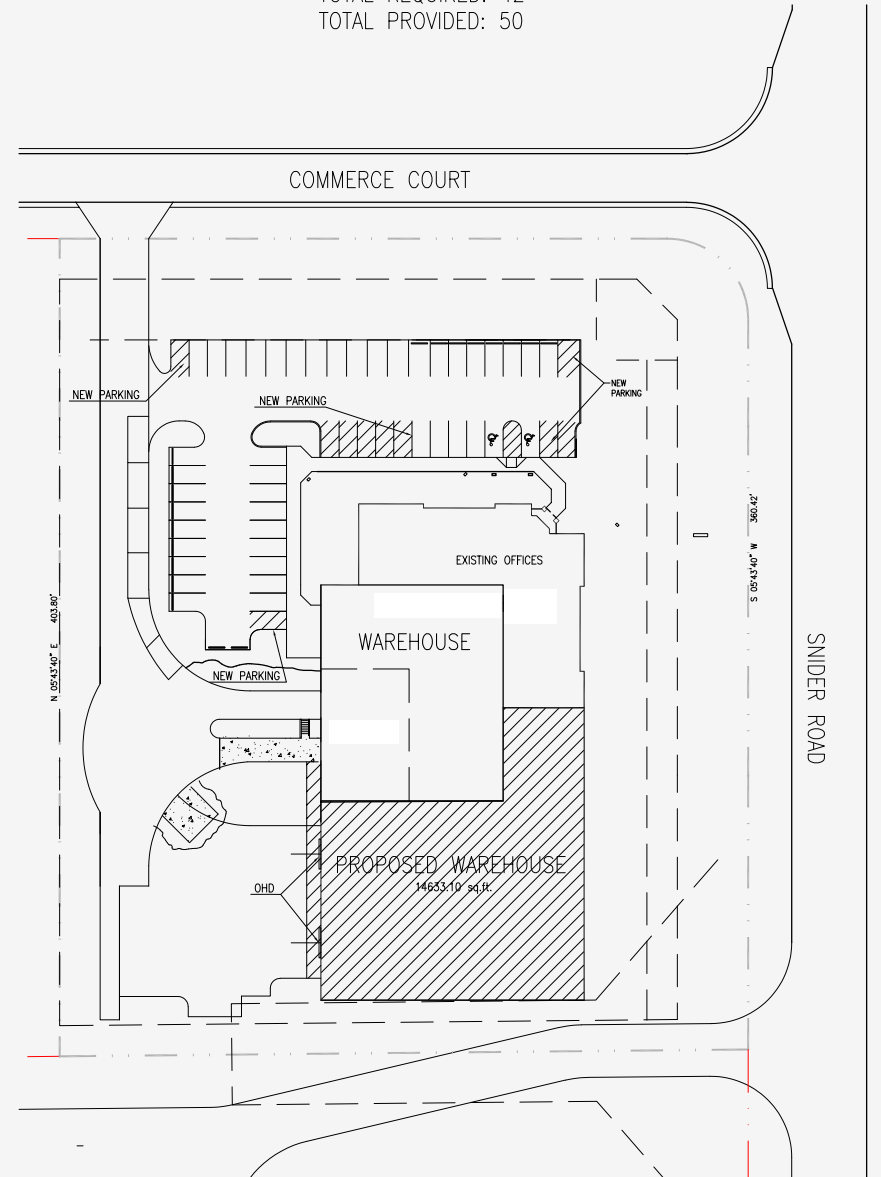


FLOOR PLAN

OFFICE: 300 sq.ft. x SPACE / 25,632.86 sq.ft. = 85
WAREHOUSE: 4000 sq.ft. x 1 SPACE / 2830 sq.ft. = 1
TOTAL REQUIRED: 86
TOTAL PROVIDED: 88



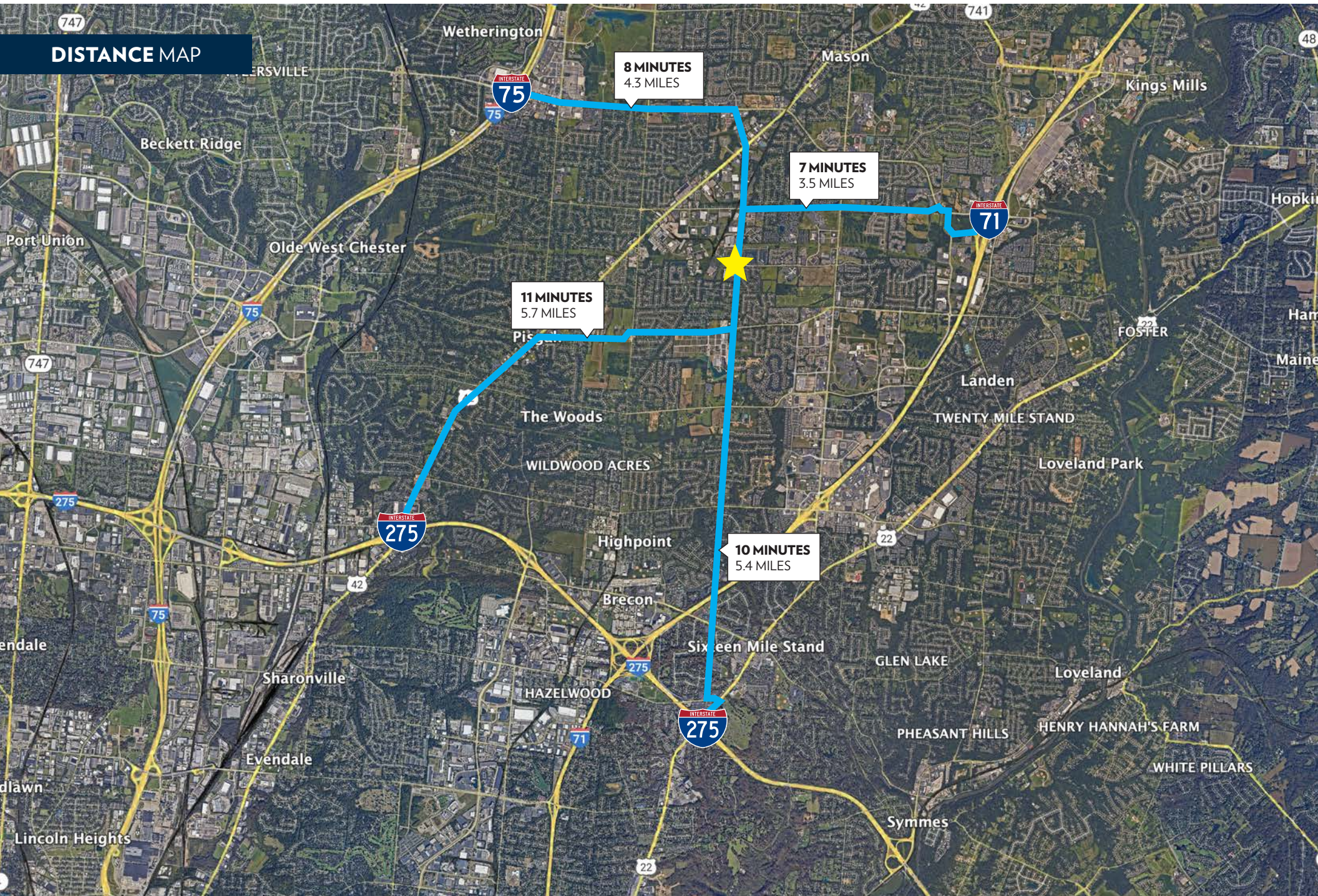
OFFICE: 300 sq.ft. x 1 SPACE / 1174.86 sq.ft. = 38
WAREHOUSE: 4000 sq.ft. x 1 SPACE / 14633.104 sq.ft. = 4
TOTAL REQUIRED: 42
TOTAL PROVIDED: 50



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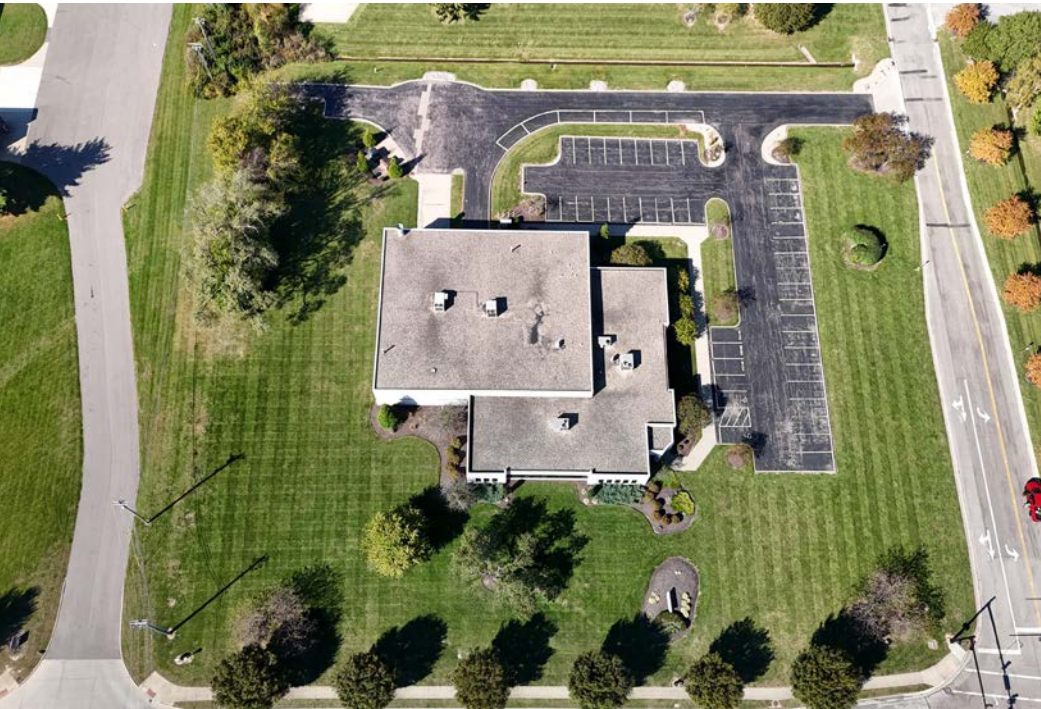
PARCEL OUTLINE



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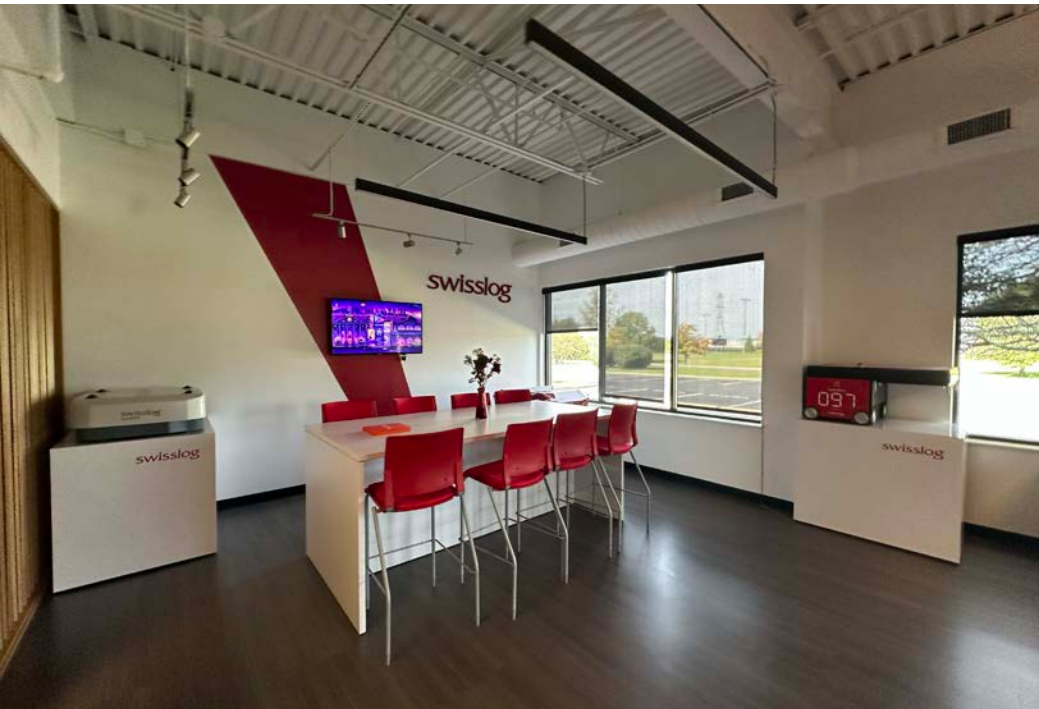
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