

The logo for RISE commercial district, featuring the word "RISE" in a large, bold, sans-serif font. To the left of the letters "I" and "S" are three vertical bars of increasing height, colored orange, blue, and teal from left to right. Below the main logo, the text "commercial district" is written in a smaller, lowercase, sans-serif font.

commercial district

MASON, OH



ONE PRICE COVERS IT ALL – UTILITIES INCLUDED, NO SURPRISES

At RISE, we're not just a typical warehouse – we're a one-of-a-kind, innovative solution designed to make running your business simpler, smarter, and more efficient. We've revolutionized the traditional rental by including all utilities and amenities, with no extra fees. With one easy to budget monthly payment, we simplify your operational needs so you can focus on more important things, like building your business boldly.

OFFICE, WAREHOUSE, & FLEX SPACE

- Flexible Lease Terms (Including < 12 Months)
- All Inclusive Amenities & Utilities
- No taxes
- No CAM fees
- No utility fees
- No internet fees
- No maintenance fees
- Upgrade Without Penalties
- No Credit Checks Or Lengthy Financial History Required
- On-site Manager & Maintenance
- 24/7 Access With Keypad Entry
- Security: Fully Gated, Fenced, & 24/7 Video Monitored
- Drive-Up Accessibility (Includes Semis & Box Trucks)
- On-site Bathrooms

SEE WHAT MAKES RISE DIFFERENT

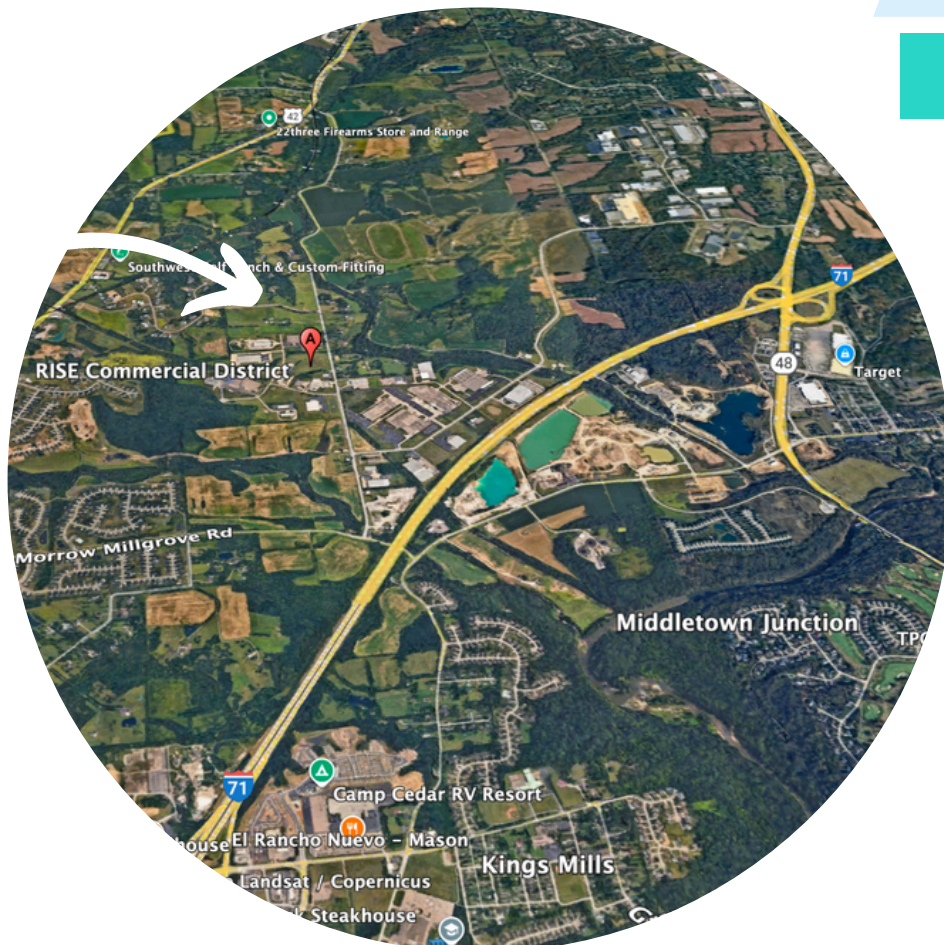
CORE FEATURES	SELF STORAGE		TRADITIONAL WAREHOUSING
Amenities			
Forklift	✗	✓	\$\$\$
Dumpsters	✗	✓	\$
Business WiFi	✗	✓	\$\$
Electricity	✗	✓	\$\$\$
Maintenance	✓	✓	\$
Conference Room	✗	✓	\$\$
Kitchen	✗	✓	\$\$
Commercial Address	✗	✓	✓
Straight/Semi Truck Accessible	✗	✓	✓
Receive Mail/Deliveries	✗	✓	✓
Flexibility			
Fast move-in	✓	✓	✗
24/7 Access	✗	✓	✓
No long term lease	✓	✓	✗
Small Units <1,000 SF	✓	✓	✗
Large Units >1,000 SF	✗	✓	✓
Security			
24/7 Video Surveillance	✓	✓	\$\$\$
Keypad Access	✓	✓	\$\$
Onsite Manager	✗	✓	\$
Private, Secure Space	✓	✓	✓

13 DISTRICTS & COUNTING INDIANA, OHIO, MINNESOTA, WISCONSIN



MASON, OH

**3515 COLUMBIA ROAD,
LEBANON, OH 45036**



Easy access to UPS & FedEx, Equipment Depot, Rumpke Sanitary Landfill, Lowes, Warren County Airport, Mercy Health - Kings Mills Hospital, and Highway I71.





ELEVATE YOUR SUCCESS

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RiseCommercialDistrict.com/Location/Mason