



**11574 GONDOLA ST.**  
SHARONVILLE, OHIO 45241

AVAILABLE FOR LEASE

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## PROPERTY HIGHLIGHTS

 **7,791 SqFt (49'x159')**

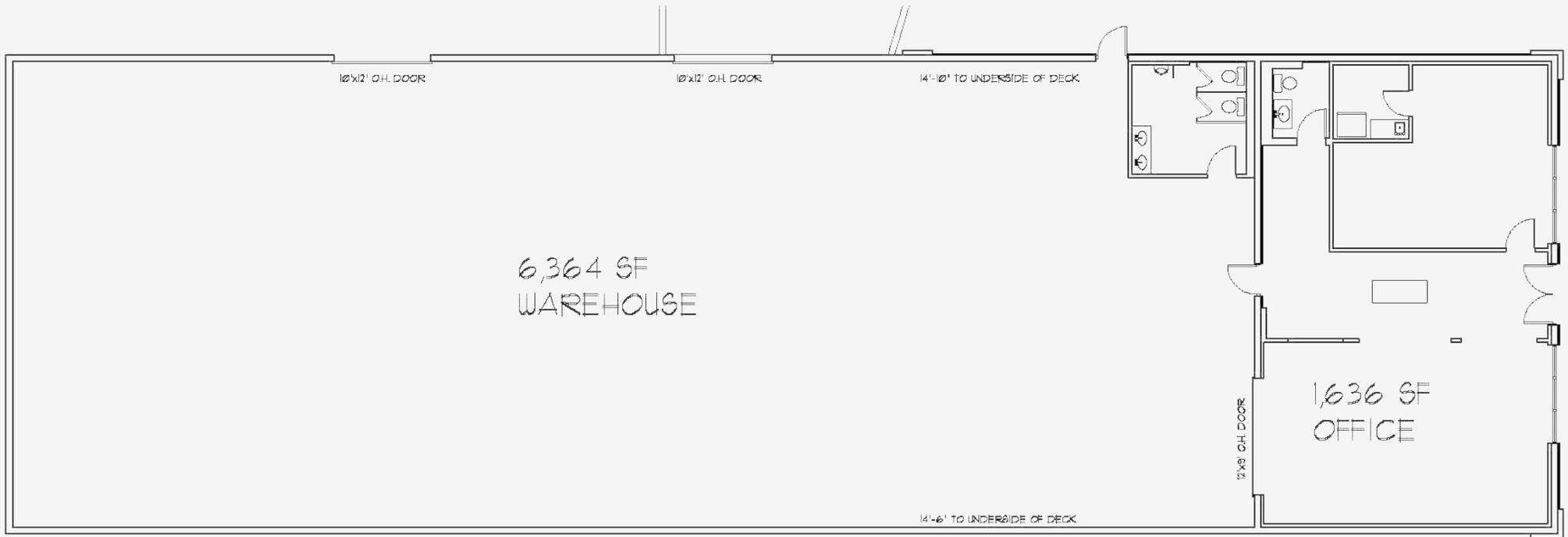
- Located in Sharonville at the intersection of I-75/I-275
- Fully air-conditioned facility
- High traffic count with frontage and signage on Kemper Rd and visibility on I-75
- Building has both dock and drive-in loading
- Building is clearspan
- Lease Rate: \$11.95/SqFt NNN

 [CLICK HERE FOR AERIAL VIDEO](#)

## PROPERTY DETAILS

Warehouse SqFt:	4,557 (49'x93')
Office/Showroom SqFt:	3,234 (49'x66')
Acreage:	0.503
Clear Height:	13'
Year Built:	1970
Type Construction:	Concrete Block
Lighting:	LED throughout
Column Spacing:	Clear span
Dock door:	One (1): 10' x 12' with edge of dock leveler
Drive-in door:	One (1): 10' x 12'
Sprinkler:	None
Electrical Service:	120/208V/3phase/~300 amps
HVAC:	100% HVAC throughout
Roof:	Rubber membrane
Truck court:	Concrete/asphalt
Parking Lot:	Asphalt - 25 spaces
Restrooms:	Two (2)
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Restrooms:	Two (2)

**FLOOR PLAN**



**FIRST FLOOR PLAN**

SCALE 1/8" = 1'-0"

8,000 SF TOTAL

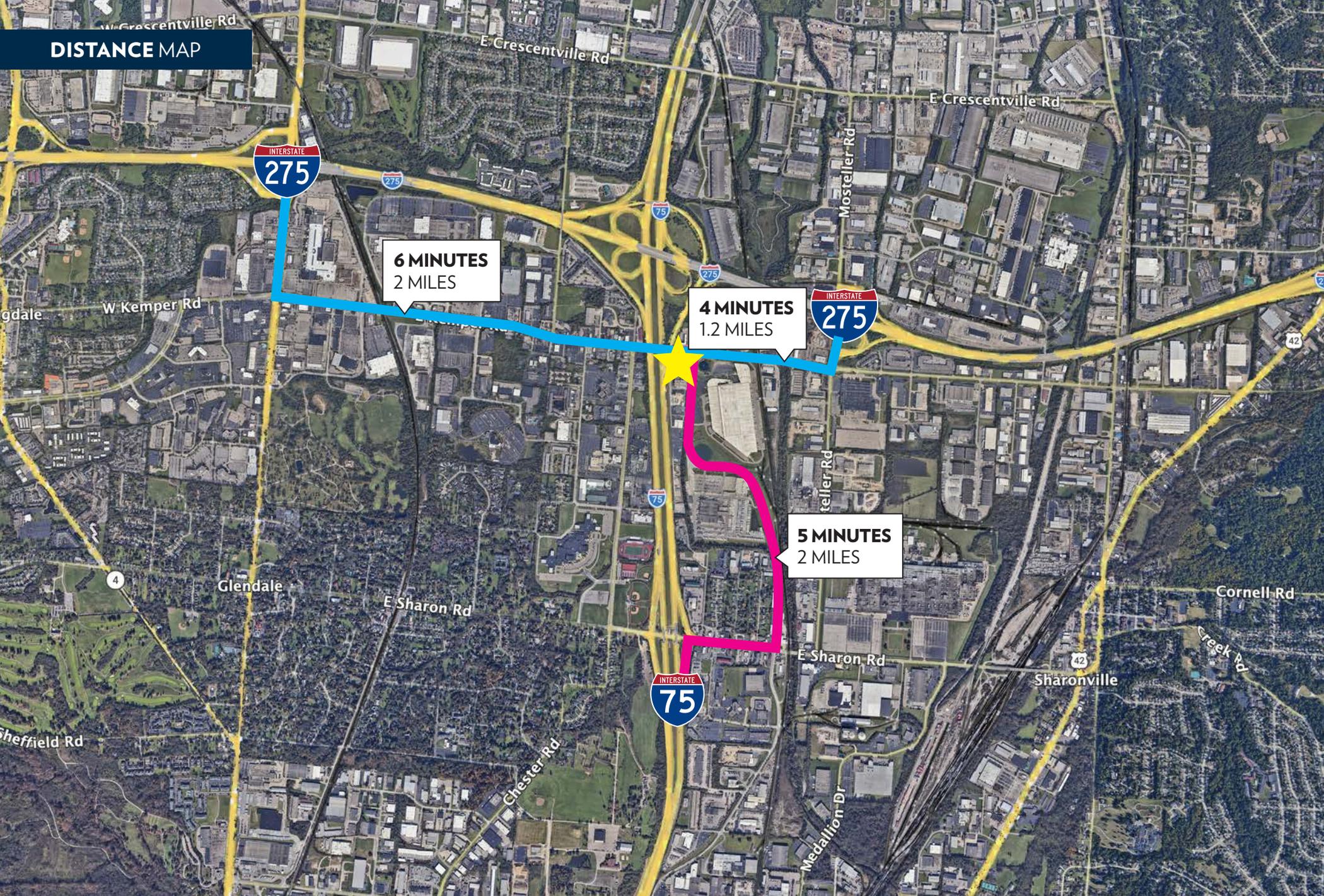
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## DISTANCE MAP



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PARCEL OUTLINE



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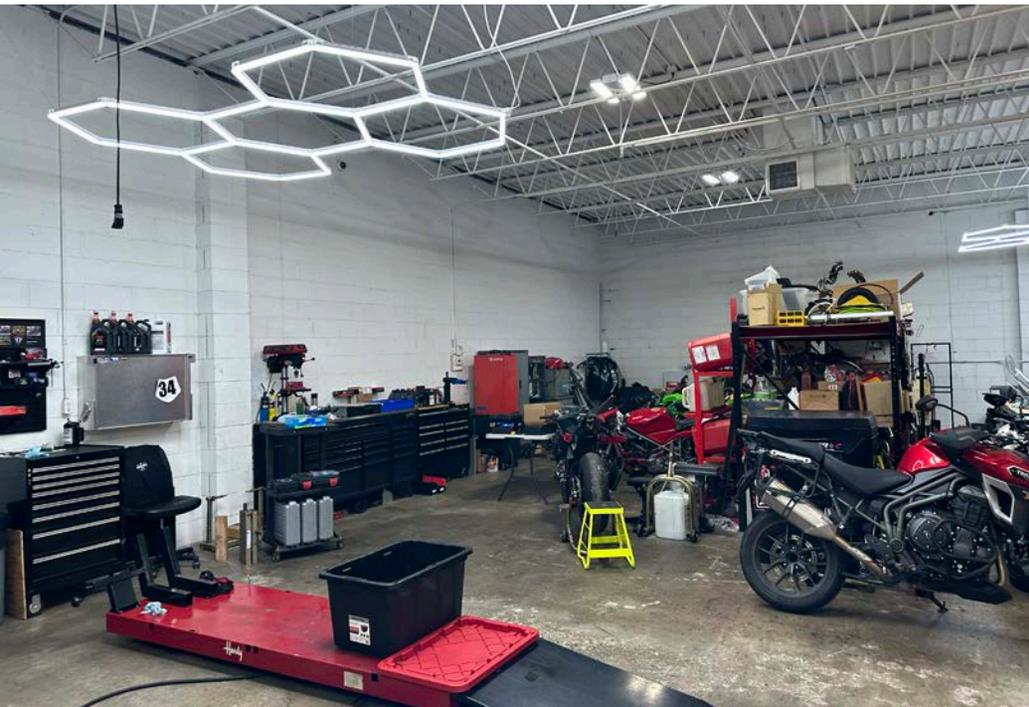
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