



**1121 CANAL RD.**  
 SHARONVILLE, OH 45241

**AVAILABLE FOR SUBLEASE**

© 2026 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.

**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

**Jacob Stammen**  
 (937) 621-5295  
 Jacob@SqFtCommercial.com

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

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

**Matt Powell**  
 (781) 775-9514  
 Powell@Vestian.com

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

# 11121 CANAL RD.

SHARONVILLE, OH 45241

INFO@SQFTCOMMERCIAL.COM  
(513) 843-1600  
SQFTCOMMERCIAL.COM



## PROPERTY HIGHLIGHTS

### Approximately 7,000 – 17,000 SqFt

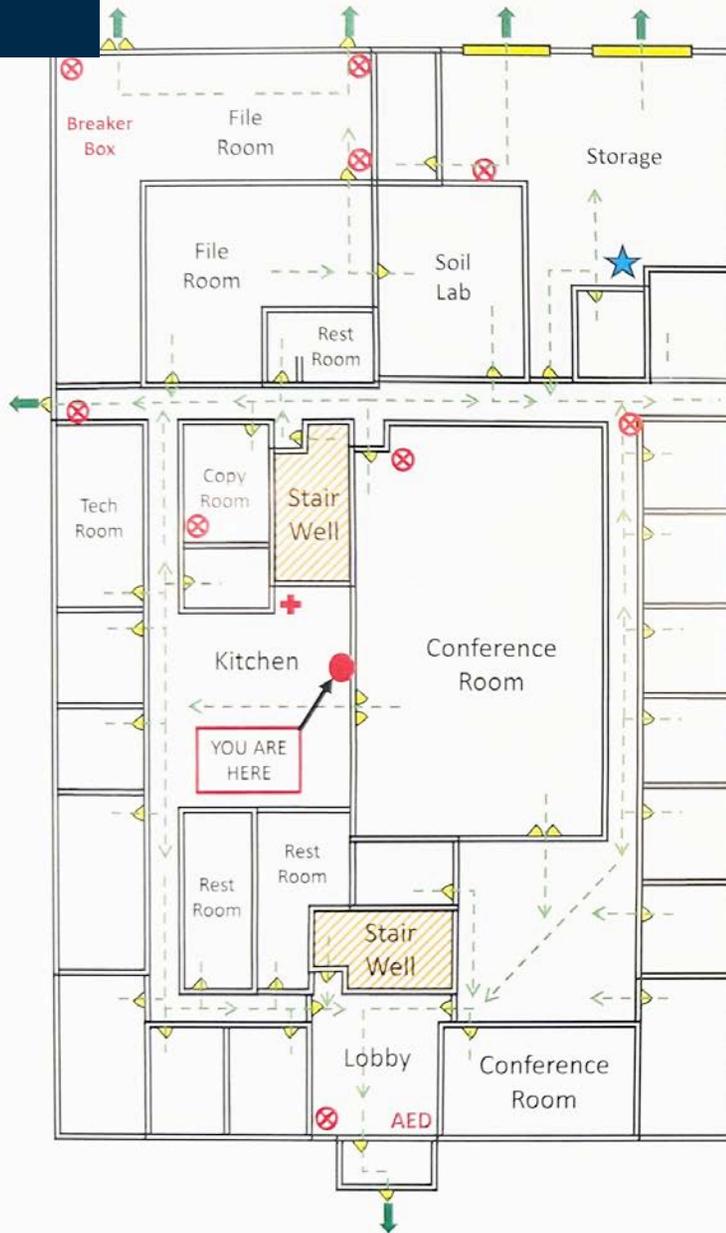
- Located in City of Sharonville minutes to I-75 at Sharon Rd. and I-275 at Mosteller Rd.
- Office/warehouse facility with drive-in door loading
- Secure fenced and parking area on approximately 2 acres
- Office remodeled in 2023/2024
- Available Q1 2026 and 10/31/2028 master lease expiration.
- Potential direct deal with landlord available.
- Approximately 7,000 SqFt 2nd floor office space available for sublease if full building not needed
- Lease Rate: \$8.95/SqFt modified gross + utilities

 [CLICK HERE FOR AERIAL VIDEO](#)

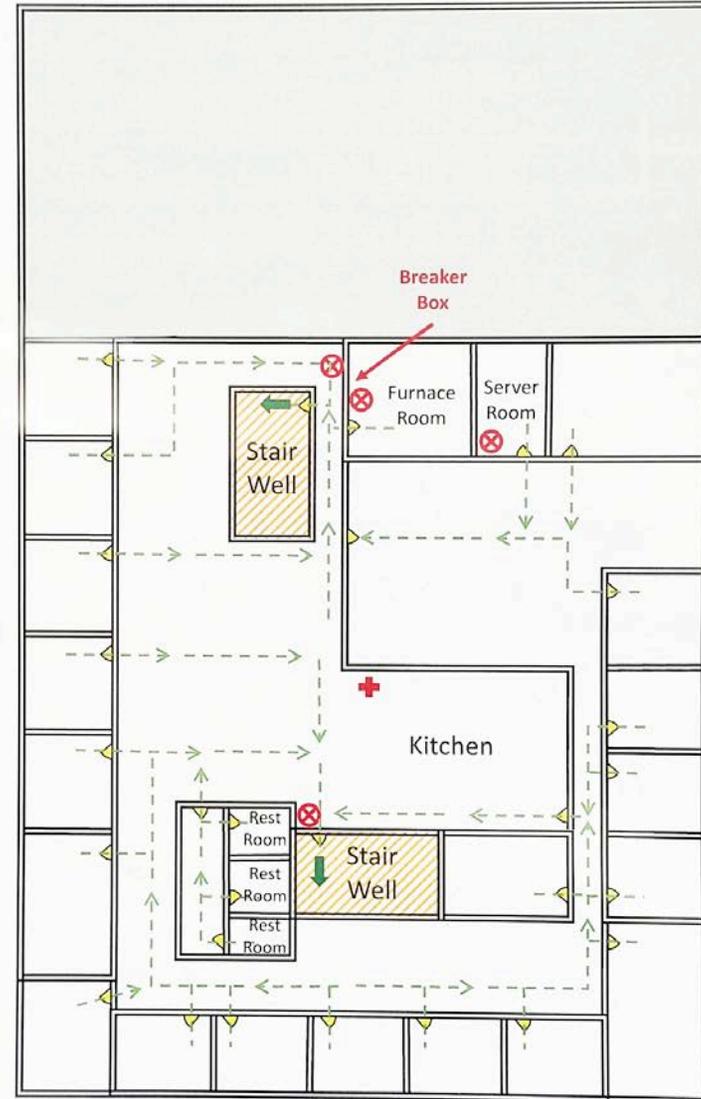
## PROPERTY DETAILS

Total SqFt:	Approximately 17,000
Warehouse SqFt:	1,500
Office SqFt:	15,500 on 2 floors
Acreeage:	Approximately 2 acres
Clear Height:	22'-24'
Year Built:	1989
Type Construction:	Pre-engineered metal building
Lighting:	T-5's
Column Spacing:	Varies
Dock door:	None
Drive-in door:	Two (2) - 14'x14' and 12'x12'
Sprinkler:	Wet system
Electrical Service:	240-volt, 3-phase
Heat:	Natural gas in warehouse and 100% HVAC in warehouse
Roof:	Metal
Parking Lot:	Approximately Fifty (60) spaces
Restrooms:	Multiple sets

## FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

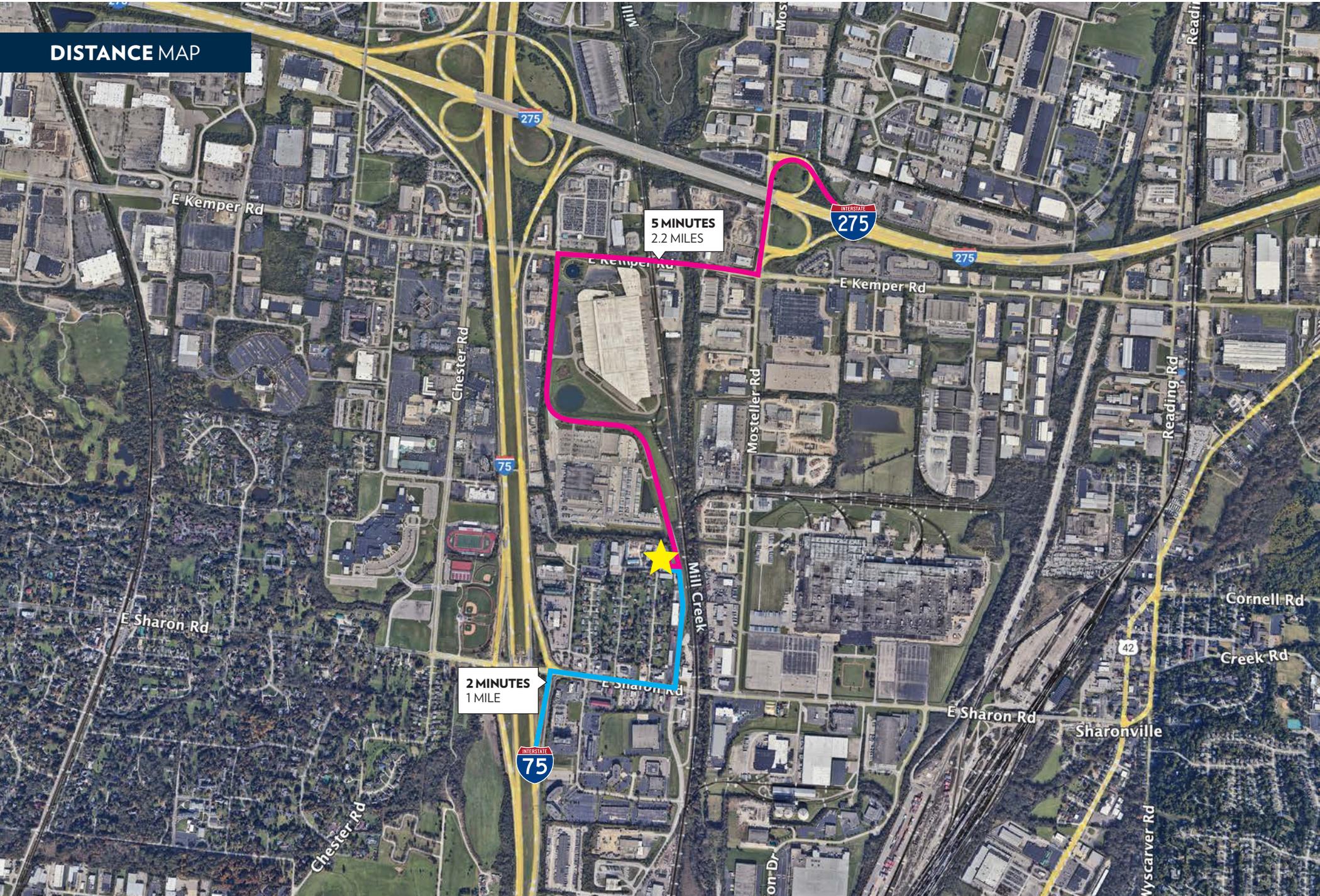
# 11121 CANAL RD.

SHARONVILLE, OH 45241

INFO@SQFTCOMMERCIAL.COM  
(513) 843-1600  
SQFTCOMMERCIAL.COM



## DISTANCE MAP



5 MINUTES  
2.2 MILES

2 MINUTES  
1 MILE

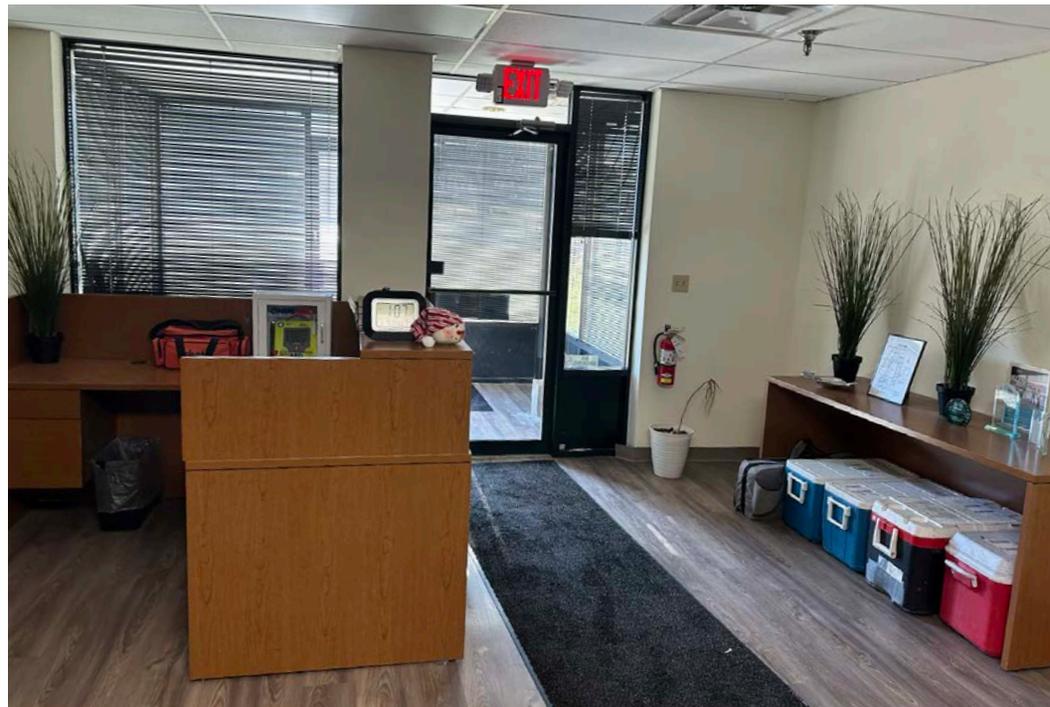
**11121 CANAL RD.**  
SHARONVILLE, OH 45241

INFO@SQFTCOMMERCIAL.COM  
(513) 843-1600  
SQFTCOMMERCIAL.COM



**11121 CANAL RD.**  
SHARONVILLE, OH 45241

INFO@SQFTCOMMERCIAL.COM  
(513) 843-1600  
SQFTCOMMERCIAL.COM



**11121 CANAL RD.**  
SHARONVILLE, OH 45241

INFO@SQFTCOMMERCIAL.COM  
(513) 843-1600  
SQFTCOMMERCIAL.COM

