

**FOR LEASE**

# 11444 ROCKFIELD CT.

CINCINNATI, OH 45241



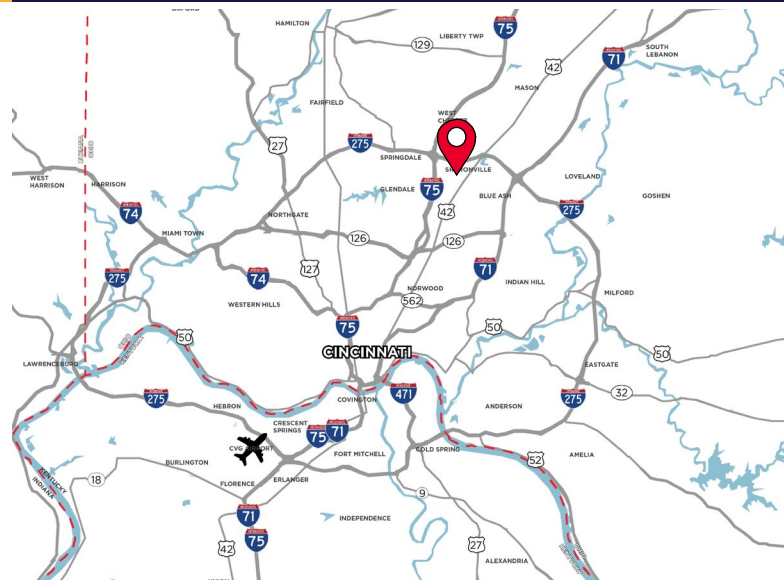
**10,932 SF AVAILABLE**

**BUILDING HAS BEEN COMPLETELY RENOVATED!**

## MANUFACTURING/WAREHOUSE

**LEASE RATE: \$7.95/SF NNN**

- 10,932 SF Total Available
- 9,362 SF of Warehouse
- 1,570 SF of Office
- 14' - 16' Clear Height
- (4) Dock Doors of varying sizes



**For more information, contact:**

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TOTAL BUILDING SIZE	22,464 SF	DOCK DOORS	(4) Dock Doors
AVAILABLE SIZE	10,932 SF	DRIVE-IN DOORS	None
OFFICE SIZE	1,570 SF	PARKING	15 Auto Spaces
WAREHOUSE SIZE	9,362 SF	SPRINKLER	Wet
YEAR BUILT/RENOVATED	1977/2025	Four (4) 120/208v, 3 phase, 4-Wire services in building	
ACRES	1.6 Acres	ELECTRIC	Three (3) 200 amp panels & one (1) 1,200 amp panel that can be split into a 800 amp & 400 amp service
CLEAR HEIGHT	14' - 16'	OPEX	\$1.95/SF
ZONING	GI - General Industrial		

## AERIAL





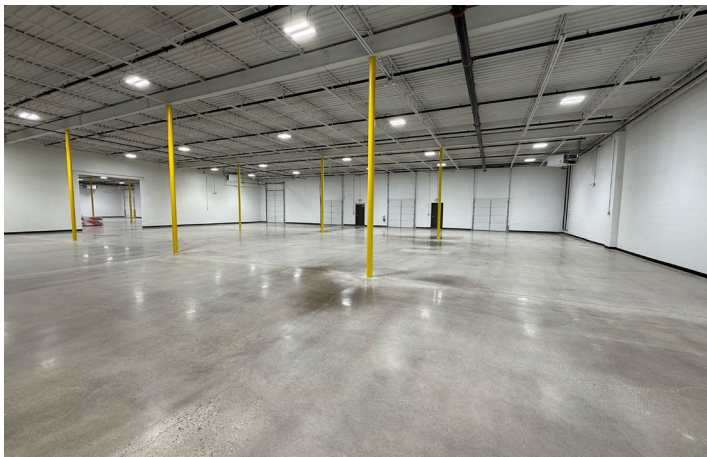
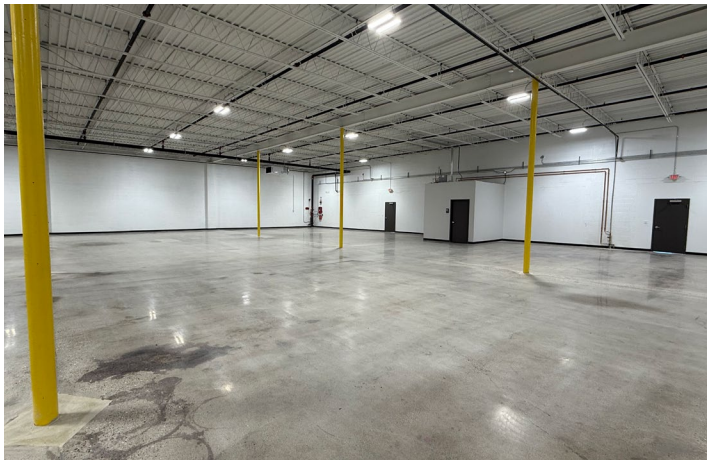
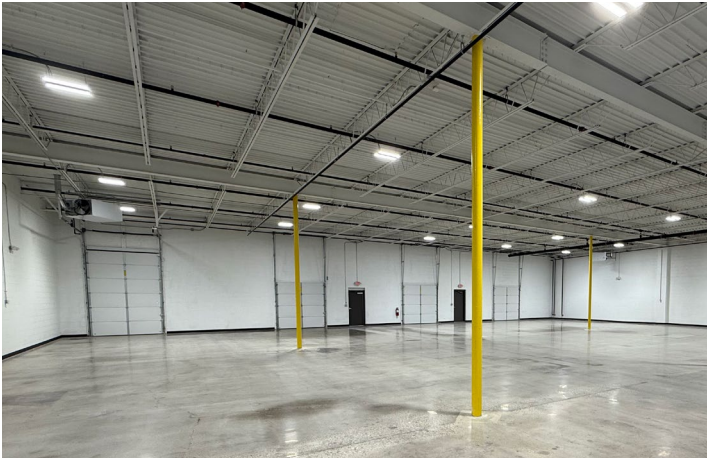
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## PHOTOS





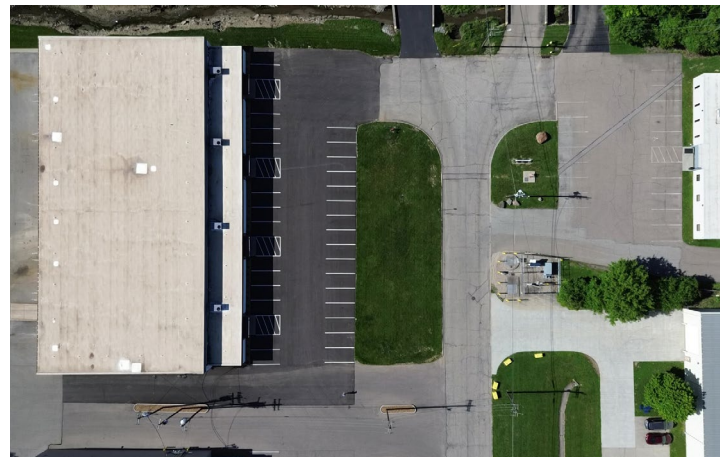
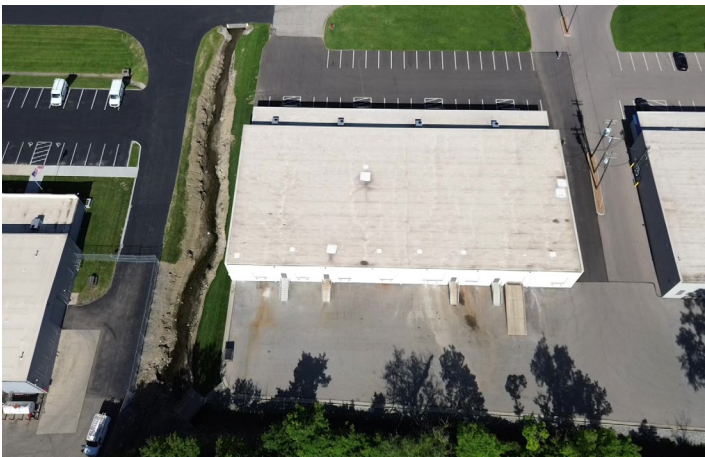
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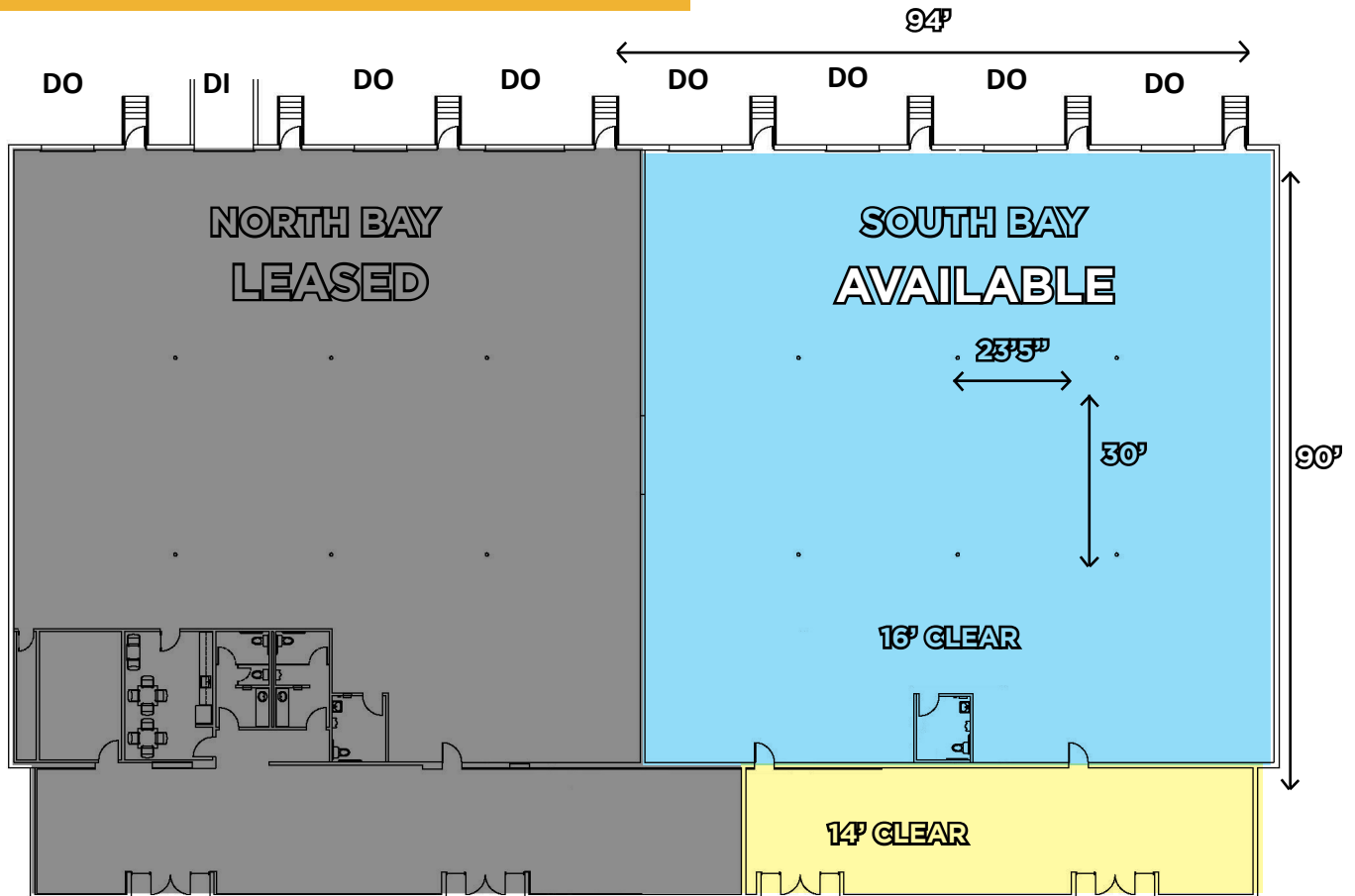
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## FLOOR PLAN



### SUITE B

TOTAL SF	10,932
OFFICE SF	1,570
WAREHOUSE SF	9,362
DOCK DOORS	4
DRIVE-IN DOORS	0



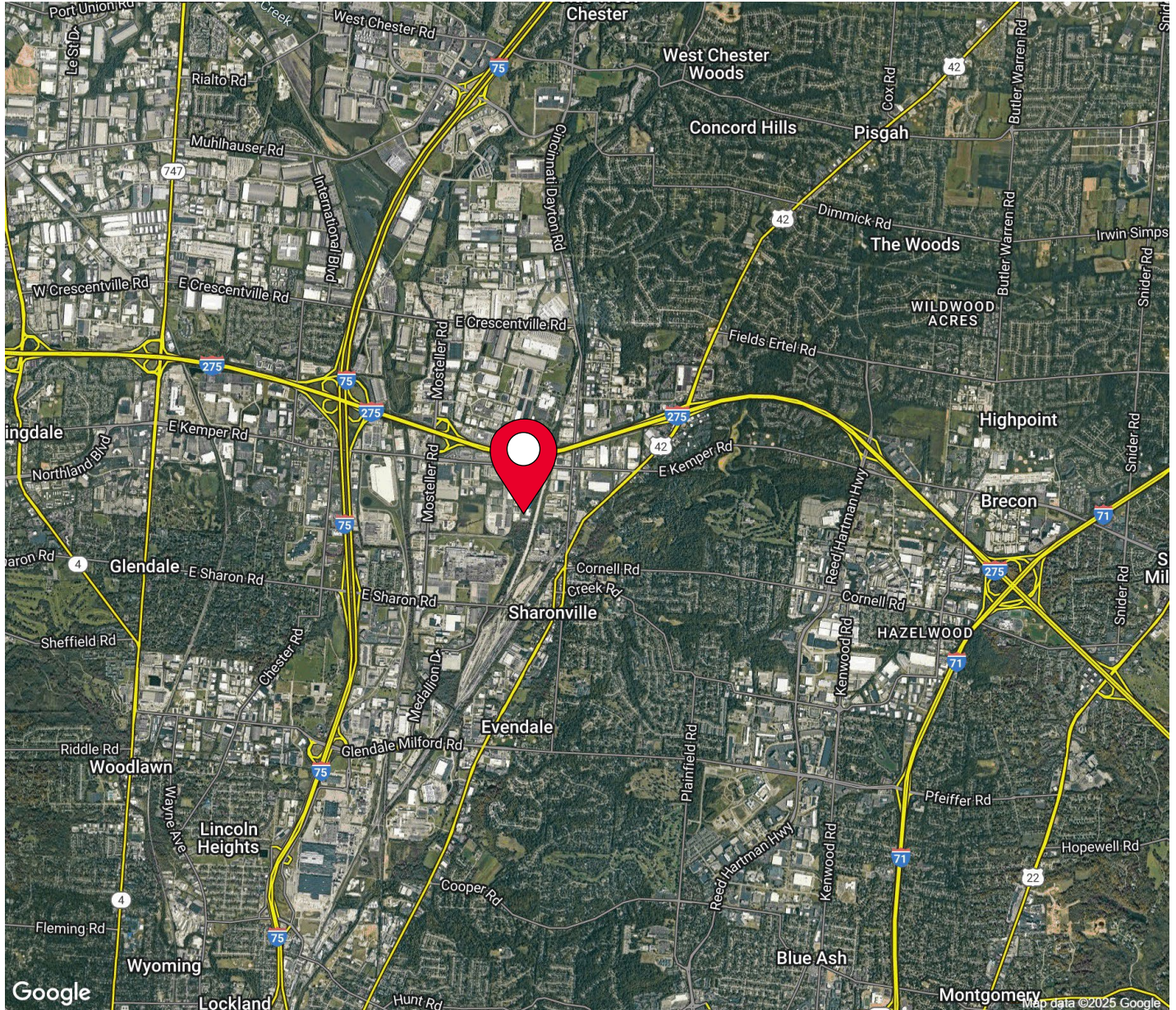
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## AERIAL LOCATION



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