



# 3440 E KEMPER RD.

SHARONVILLE, OH 45241

AVAILABLE FOR SALE

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## PROPERTY HIGHLIGHTS

### 69,148 Total SqFt

- Located in City of Sharonville minutes to I-75 (Sharon Rd.) & I-275 (Mosteller Rd.) with I-275 highway frontage.
- 30+ trailer parking spaces, 10 docks (expandable), and 4 drive-in doors
- Surplus 4-acre site included in sale, 14.288 acres total.
- Potential to multi-tenant facility
- Exhaust fans and floor drains throughout including oil/water separator
- Property is fenced and electronic gated access with guard shack
- Sale Price: \$8,660,000 (\$125/SqFt)

 [CLICK HERE FOR AERIAL VIDEO](#)

## PROPERTY DETAILS

Total SqFt:	69,148
Warehouse SqFt:	67,148
Office SqFt:	2,000
Acreage:	14.288 acres
Clear Height:	25'-29'
Year Built:	1997
Type Construction:	Pre-cast concrete / fully insulated
Lighting:	T-5's
Column Spacing:	46'x54'
Dock door:	Ten (10) – 9'x10'; 7 with mechanical pit levers & 3 with edge of dock levelers. Dock locks and dock deals.
Drive-in door:	Five (5) – 4 – 14'x14' and 1 – 8'x10'
Sprinkler:	Wet system
Electrical Service:	(1) 480-volt, 3-phase, 800-amps (2) 480-volt, 3-phase, 600-amps (3) 480-volt, 3-phase, 400-amps
Heat:	Natural gas fired unit heaters
Roof:	Metal standing seam (original)
Truck court:	130'; 60' concrete apron and 70' heavy duty asphalt
Parking Lot:	50+ spaces
Trailer Parking:	30+ spaces
Hamilton County Parcel ID's:	608-0019-0025-00 and 608-0028-0009-00
Assessed Valuation:	\$7,084,250 (\$101/SqFt)
Annual Property Taxes:	\$165,209 (\$2.39/SqFt)
Restrooms:	Two (2) sets; 1 in office and 1 in warehouse

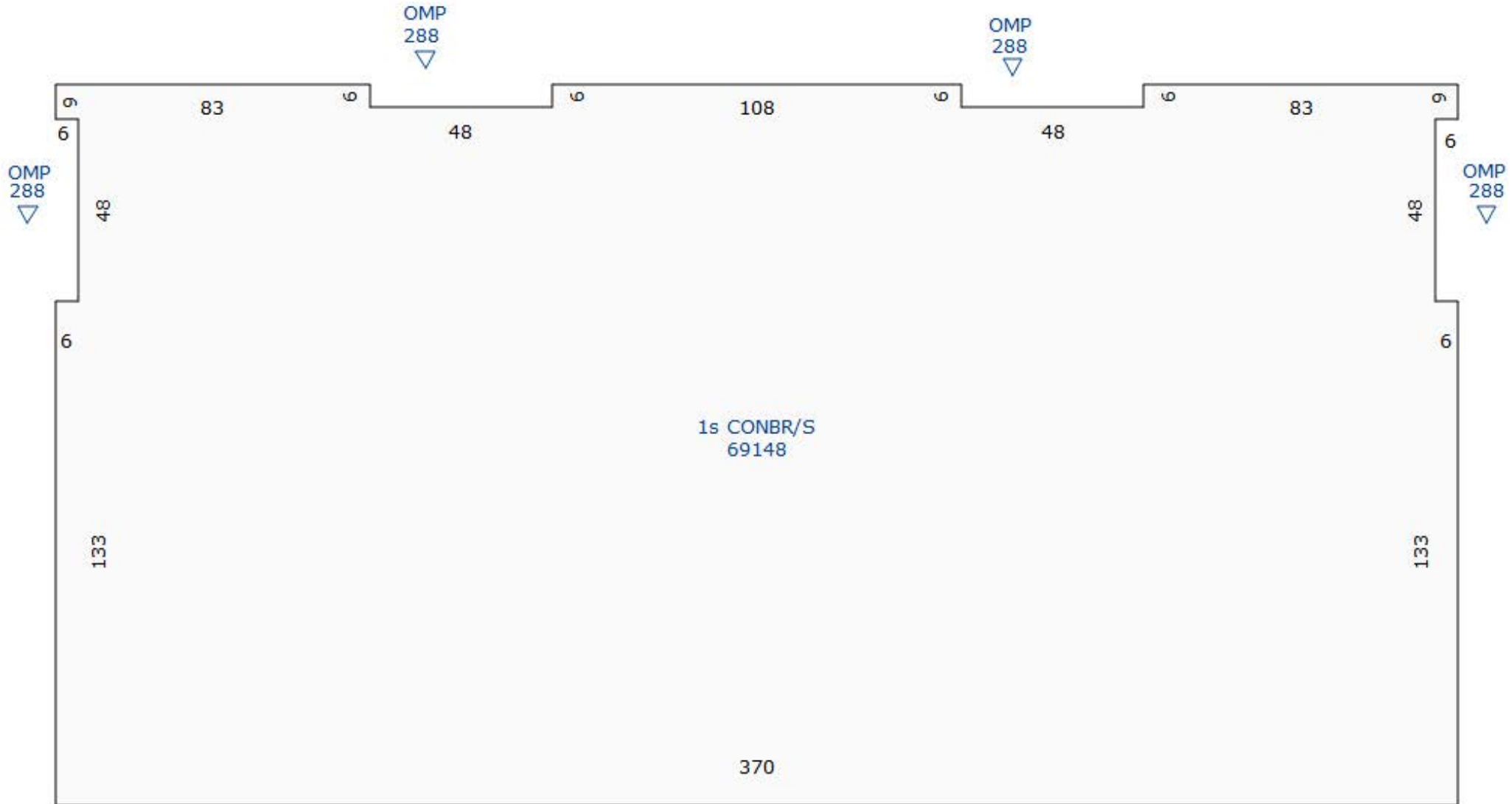
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## FLOOR PLAN



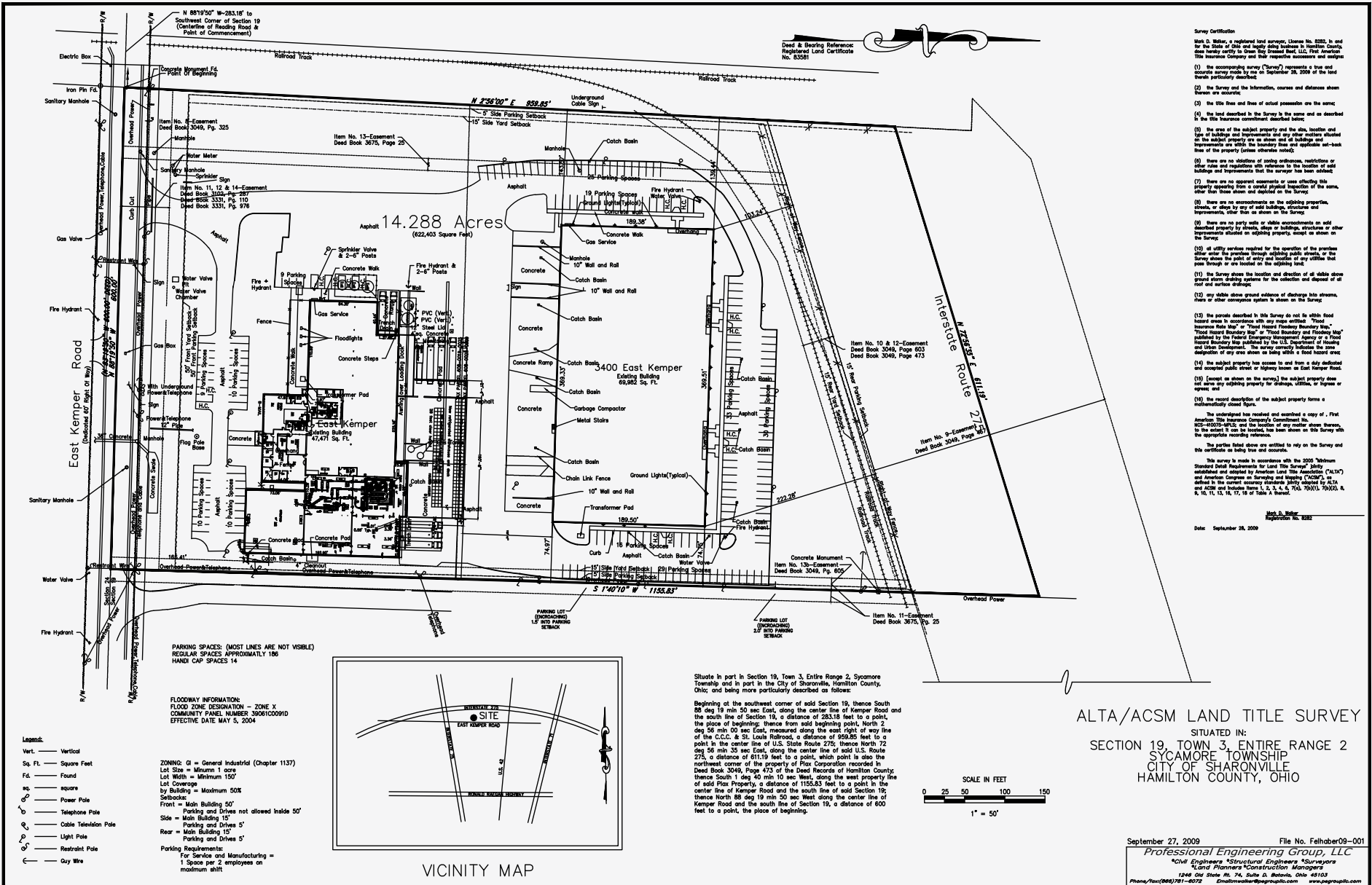
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## SITE PLAN



ALTA/ACSM LAND TITLE SURVEY  
SITUATED IN:  
SECTION 19, TOWN 3, ENTIRE RANGE 2  
SYCAMORE TOWNSHIP  
CITY OF SHARONVILLE  
HAMILTON COUNTY, OHIO



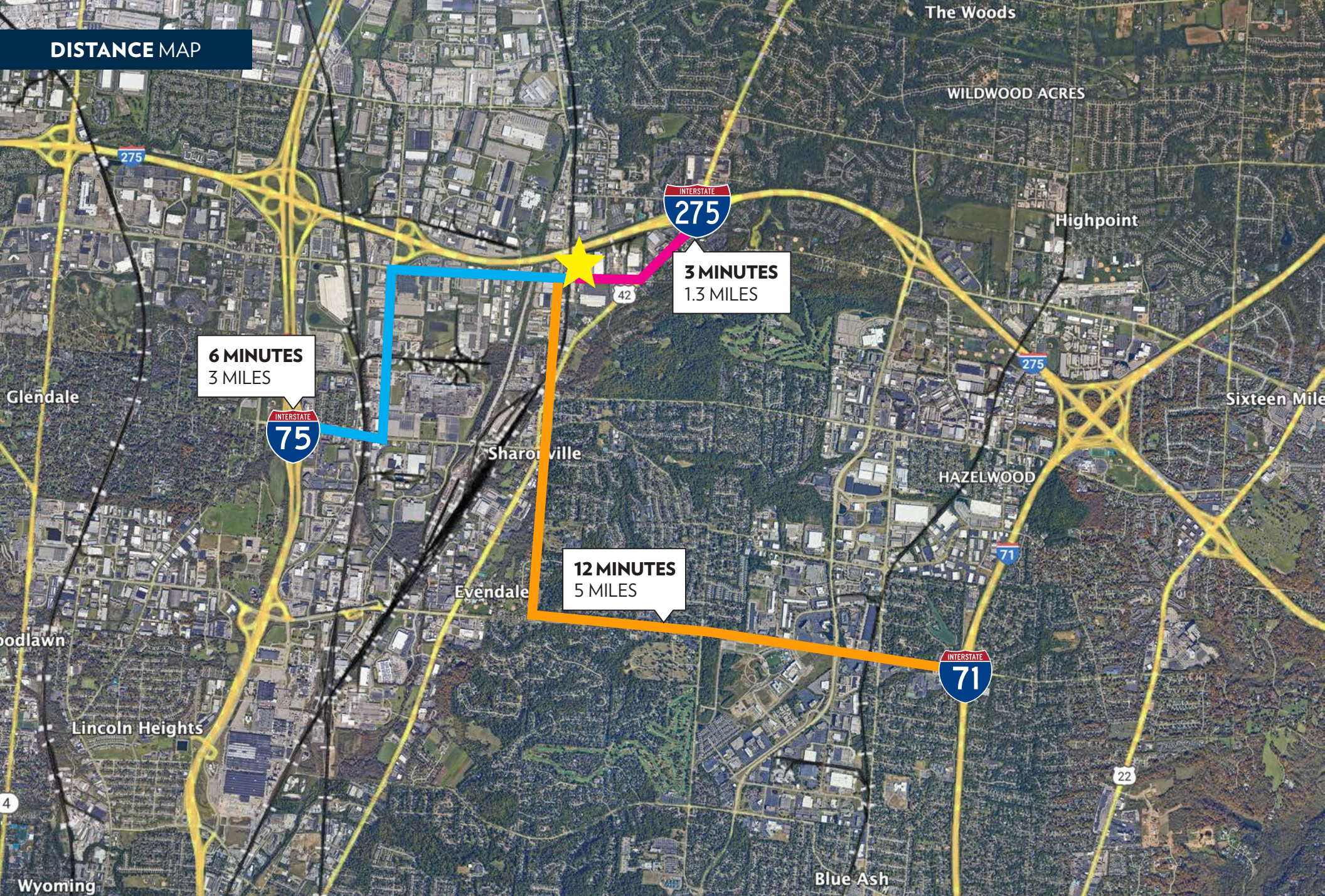
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## DISTANCE MAP





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## PARCEL OUTLINE





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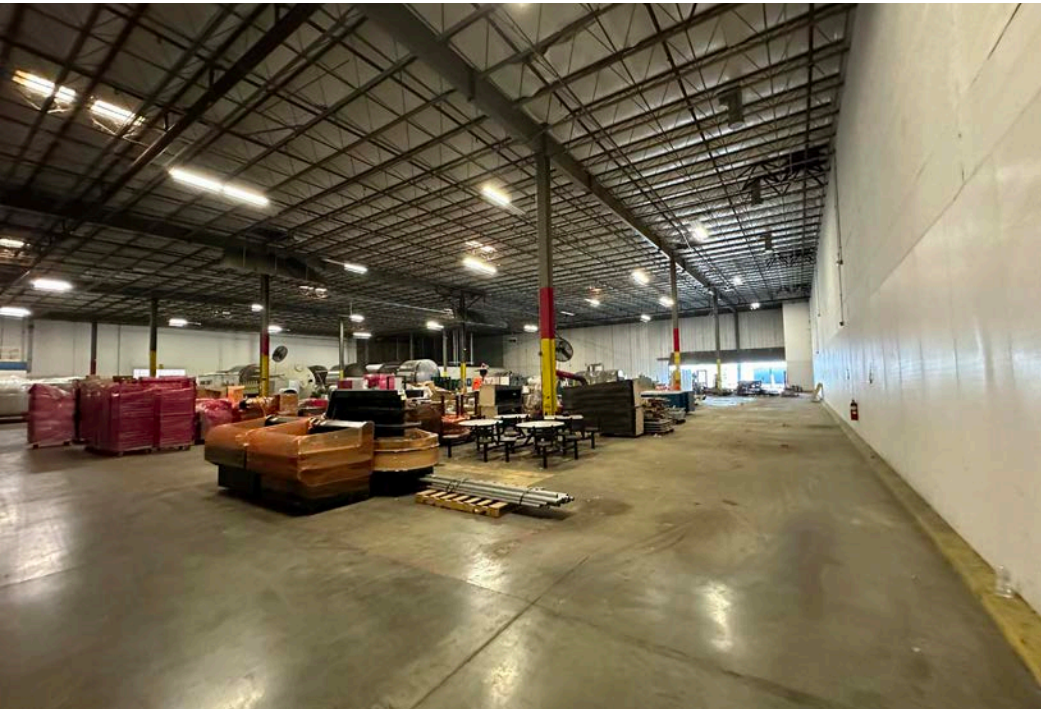
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