



3023 EAST KEMPER RD. BLDG. 6

SHARONVILLE, OH 45241

AVAILABLE FOR LEASE

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PROPERTY HIGHLIGHTS

 **40,050 SqFt**

- Located in City of Sharonville minutes to I-275 at Mosteller Rd. and I-75 at Sharon Rd.
- Potential surplus trailer parking available for lease up to 1-acre at additional \$4,000/month
- Building is renovated with remodeled office, dock doors, paint, and grinded/polished concrete floors.
- Lease Rate: \$6.95/SqFt NNN plus \$1.85/SqFt OpEx/CAM
- Available 8/1/2026

 [CLICK HERE FOR AERIAL VIDEO](#)

PROPERTY DETAILS

Total SqFt:	40,050 (222'x180')
Warehouse SqFt:	38,369
Office SqFt:	1,681
Clear Height:	28'-30'
Year Built:	1967 (full remodel in 2023)
Type Construction:	Concrete block and metal
Lighting:	LED's
Column Spacing:	44'8" x 44"
Dock door:	Seven (7) – 10'x10' and Five (5) with edge of lock levelers
Drive-in door:	One (1) – 14'x14'
Sprinkler:	ESFR system
Electrical Service:	120/208-volt, 3-phase, 100+ amps
Heat:	Natural gas fired units heaters
Roof:	Ballasted rubber membrane
Truck court:	100'
Parking Lot:	+/- 10 spaces
Restrooms:	One (1) set in office and One (1) uni-sex in warehouse

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PARCEL OUTLINE



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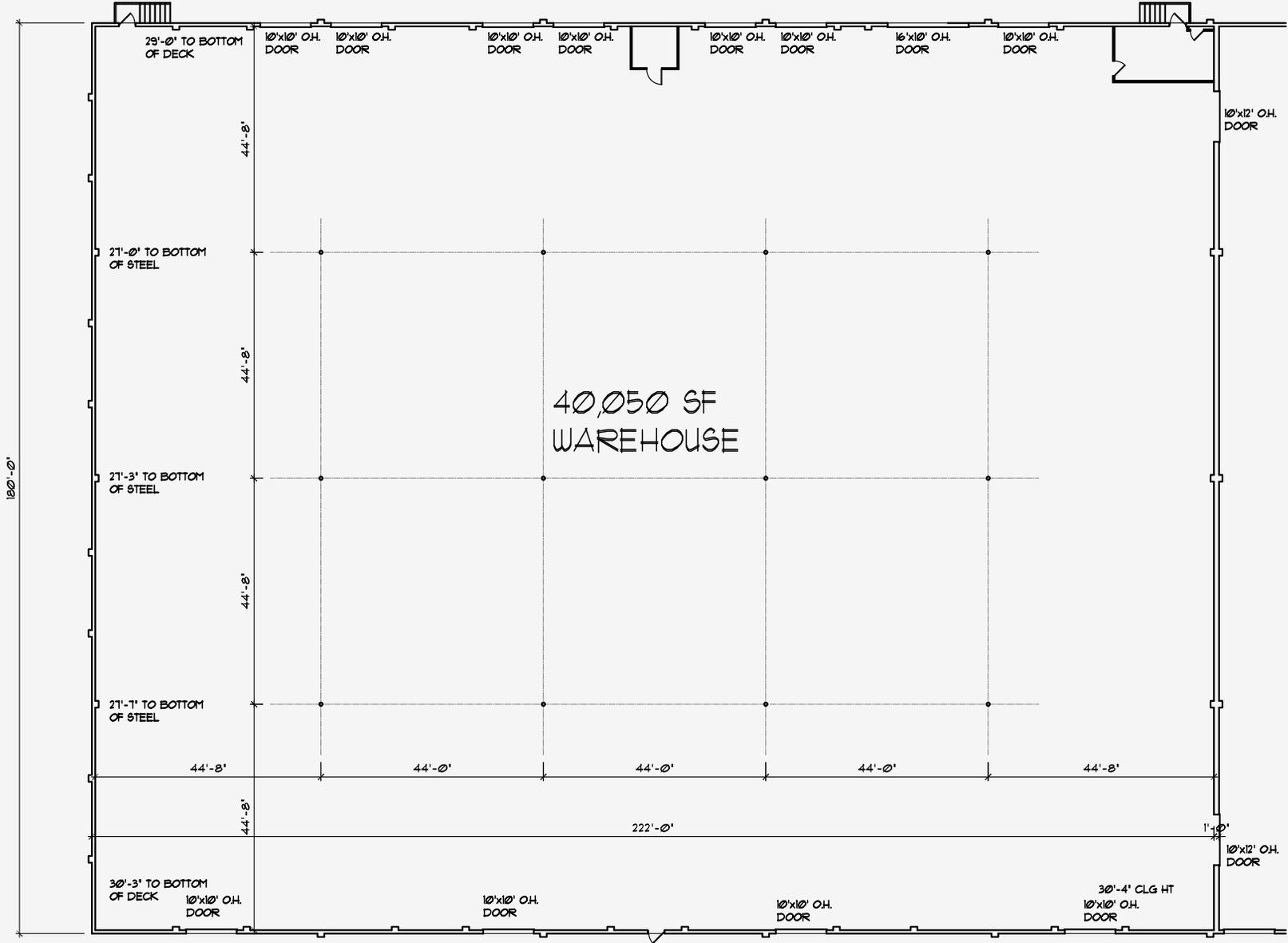
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FLOOR PLAN



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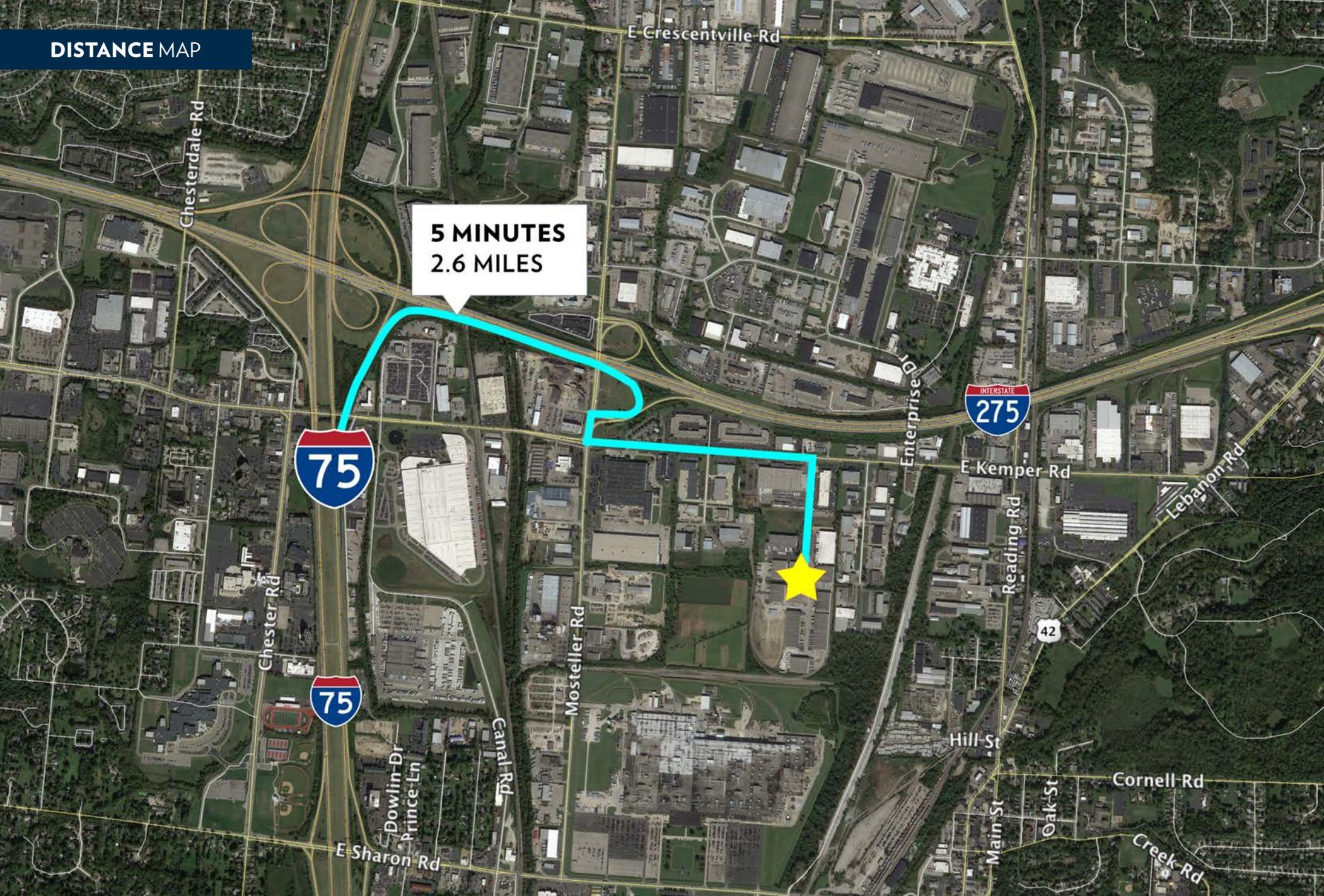
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DISTANCE MAP

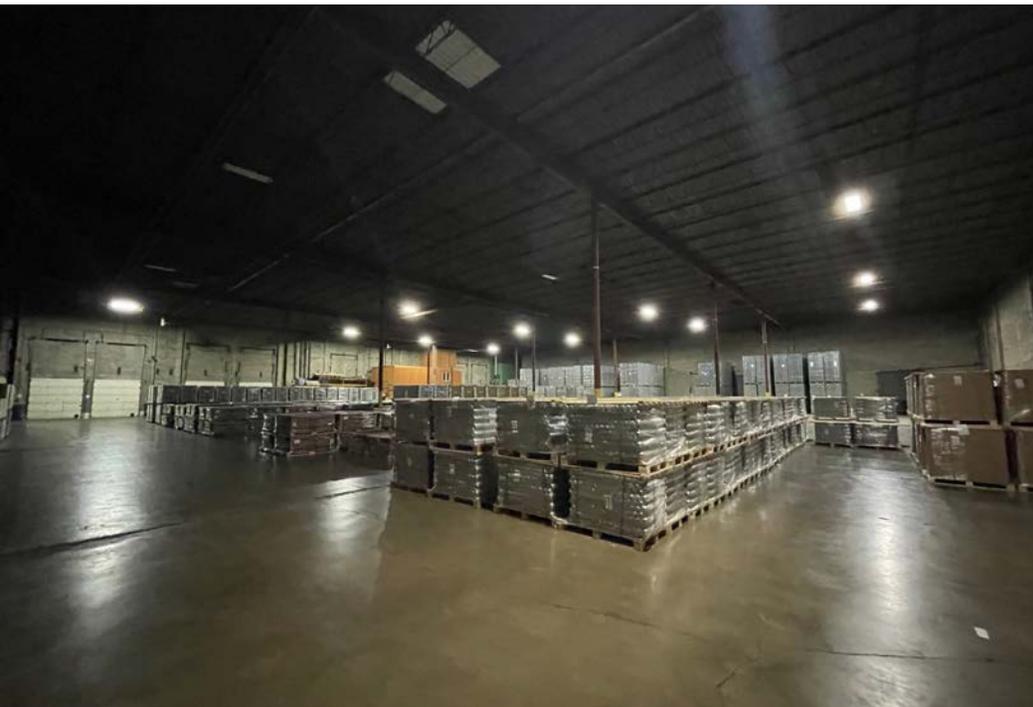
5 MINUTES
2.6 MILES



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