



3023 E. KEMPER RD. BUILDING 5 SHARONVILLE, OH 45241
 AVAILABLE FOR LEASE



PROPERTY HIGHLIGHTS

41,200 Total SqFt

- Located in City of Sharonville minutes to I-275 (Mosteller Rd.) & I-75 (Sharon Rd.)
- Building is renovated with new ESFR, remodeled office, dock doors, paint, and grinded/polished concrete floors
- Available: 4/1/2024
- Lease Rate: \$6.95/SqFt NNN + \$1.60/SqFt OpEx/CAM



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[CLICK HERE FOR AERIAL VIDEO](#)
[CLICK HERE FOR BLDG 5 SITE VIDEO](#)

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

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SHARONVILLE, OH

PROPERTY DETAILS

BUILDING 5

Total SqFt:	41,200	Drive-in door:	To Suit
Warehouse SqFt:	40,000	Sprinkler:	ESFR
Office SqFt:	1,200	Electrical Service:	120/208-volt/3-phase/200 amps
Clear Height:	28'-30'	Heat:	Natural gas fired units heaters
Year Built:	1967 (Remodel 2024)	Roof:	Ballasted rubber membrane
Type Construction:	Concrete block and metal	Truck court:	120' (concrete + asphalt)
Lighting:	LED's throughout	Parking Lot:	5+ spaces
Column Spacing:	44' x 44'	Restrooms:	One (1) set: office + single in warehouse
Dock door:	Nine (9) – 10'x10'; (5) with edge of dock levelers		

PROPERTY PHOTOS



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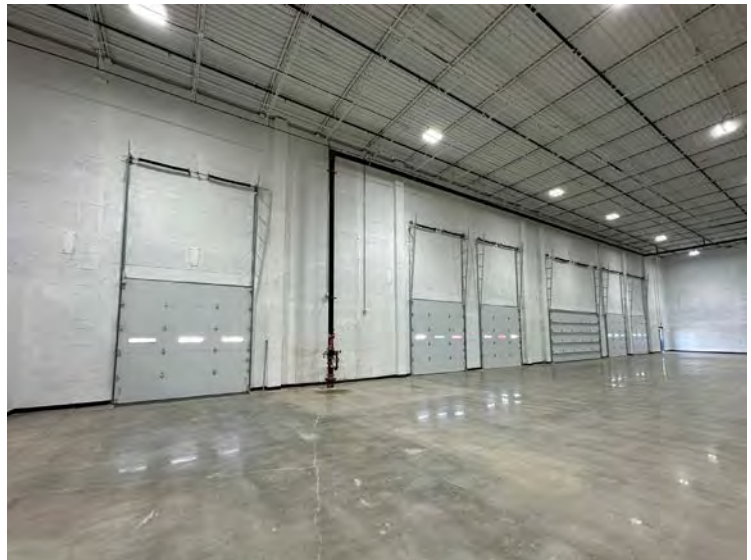
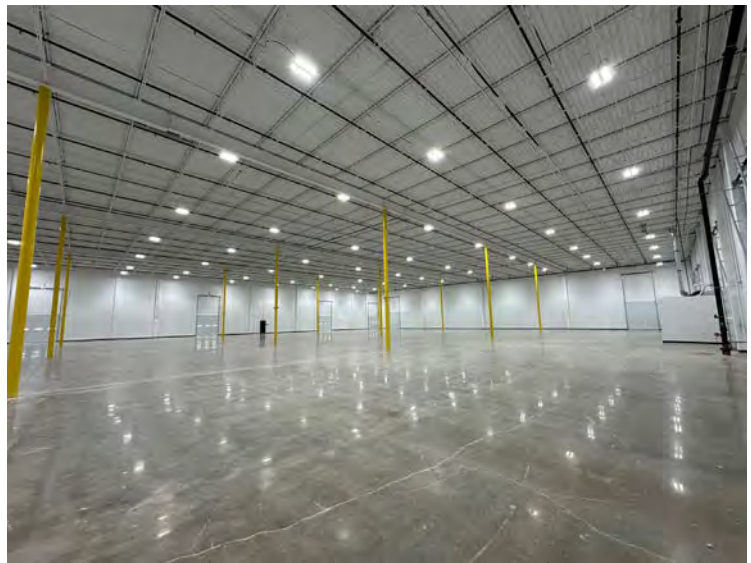
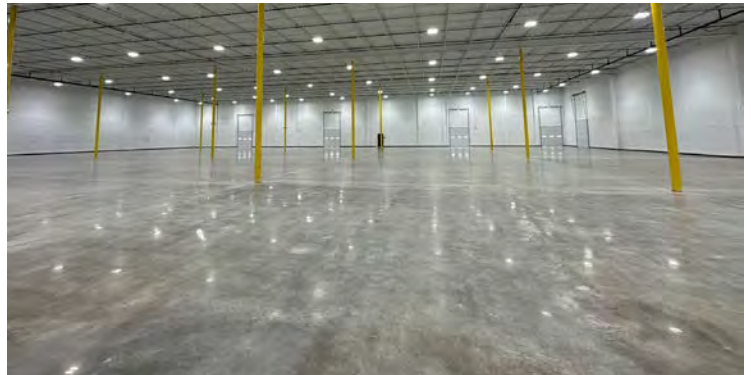
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BROCHURE DESIGNED BY NICK TEDESCHI. CONTACT NICK AT HELLO@DESIGNEDBYNICK.COM OR 781-752-9699 TO DISCUSS YOUR MARKETING NEEDS.

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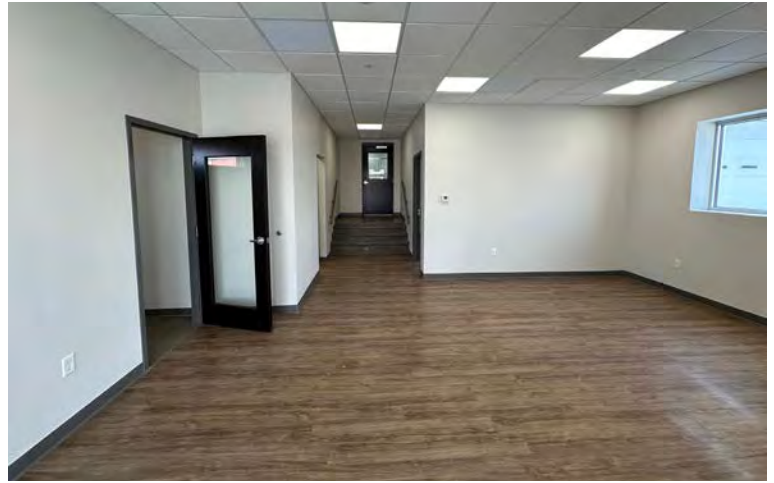
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AERIAL VIEW



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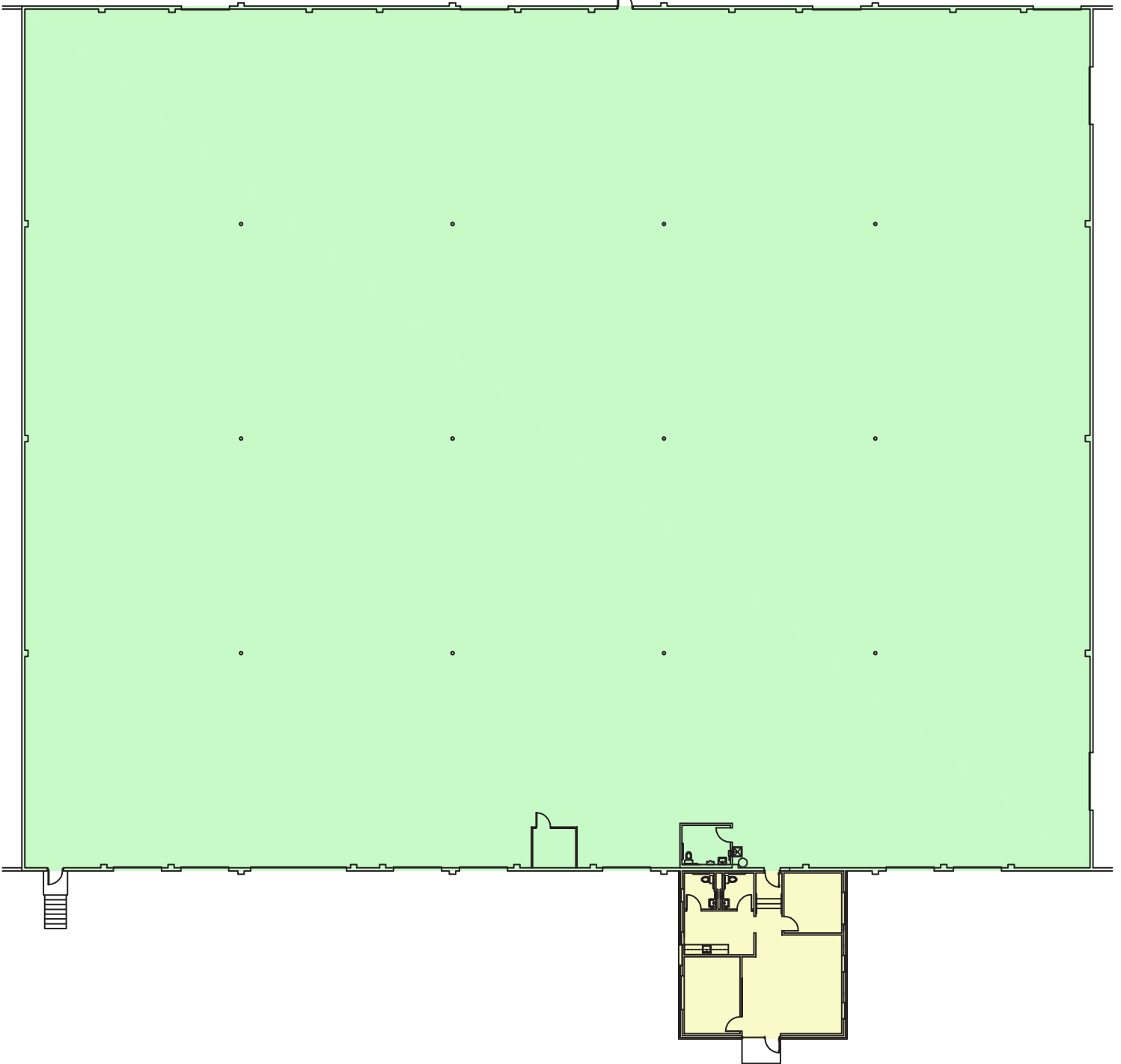
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FLOOR PLAN



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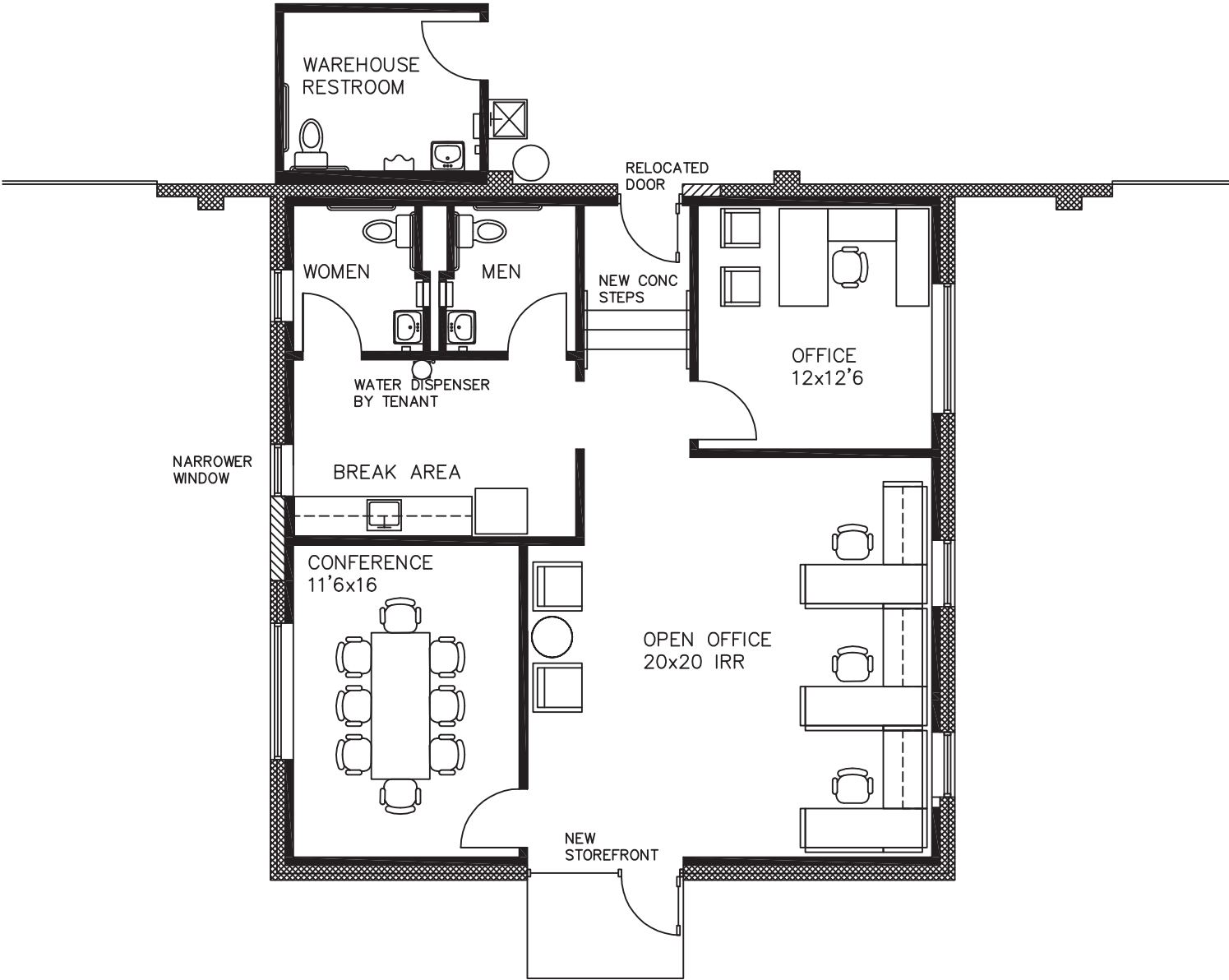
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