

3023 EAST KEMPER RD. BLDG. 10

SHARONVILLE, OH 45241

AVAILABLE FOR LEASE

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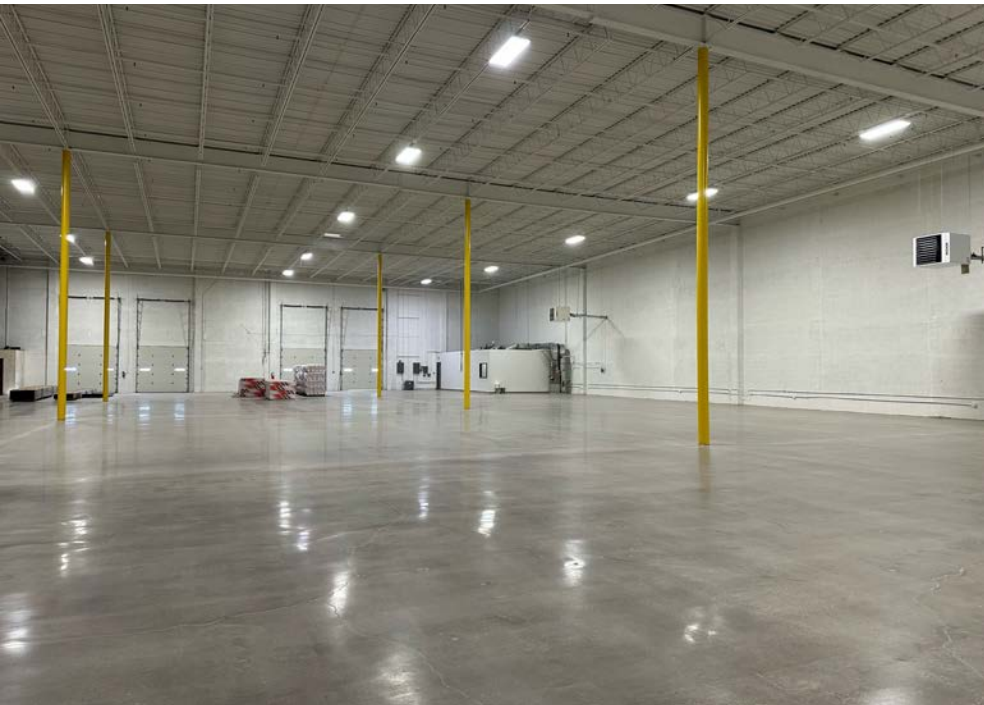
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PROPERTY HIGHLIGHTS



20,000 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
- Building is renovated with remodeled office, dock doors, paint, and grinded/polished concrete floors.
- Lease Rate: \$6.95/SqFt NNN plus \$1.92/SF OpEx/CAM
- Available Q1 2026



[CLICK HERE FOR AERIAL VIDEO](#)

PROPERTY DETAILS

Total SqFt:	20,000
Warehouse SqFt:	19,132
Office SqFt:	620
Clear Height:	28'
Year Built:	1960's; renovated in 2018 and again in 2023
Type Construction:	Concrete block and metal
Lighting:	LED's
Column Spacing:	45'x45'
Dock door:	Four (4) - 10'x10' including (1) edge of dock leveler
Drive-in door:	BTS
Sprinkler:	Dry System
Electrical Service:	120/208-volt, single phase, 100-amps and 240-volt, 3-phase, 225-amps
Heat:	Natural gas-fired unit heaters
Roof:	Rubber membrane
Truck court:	120'+ heavy duty asphalt
Parking Lot:	Eight (8) spaces
Restrooms:	One (1) single + shower

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PARCEL OUTLINE



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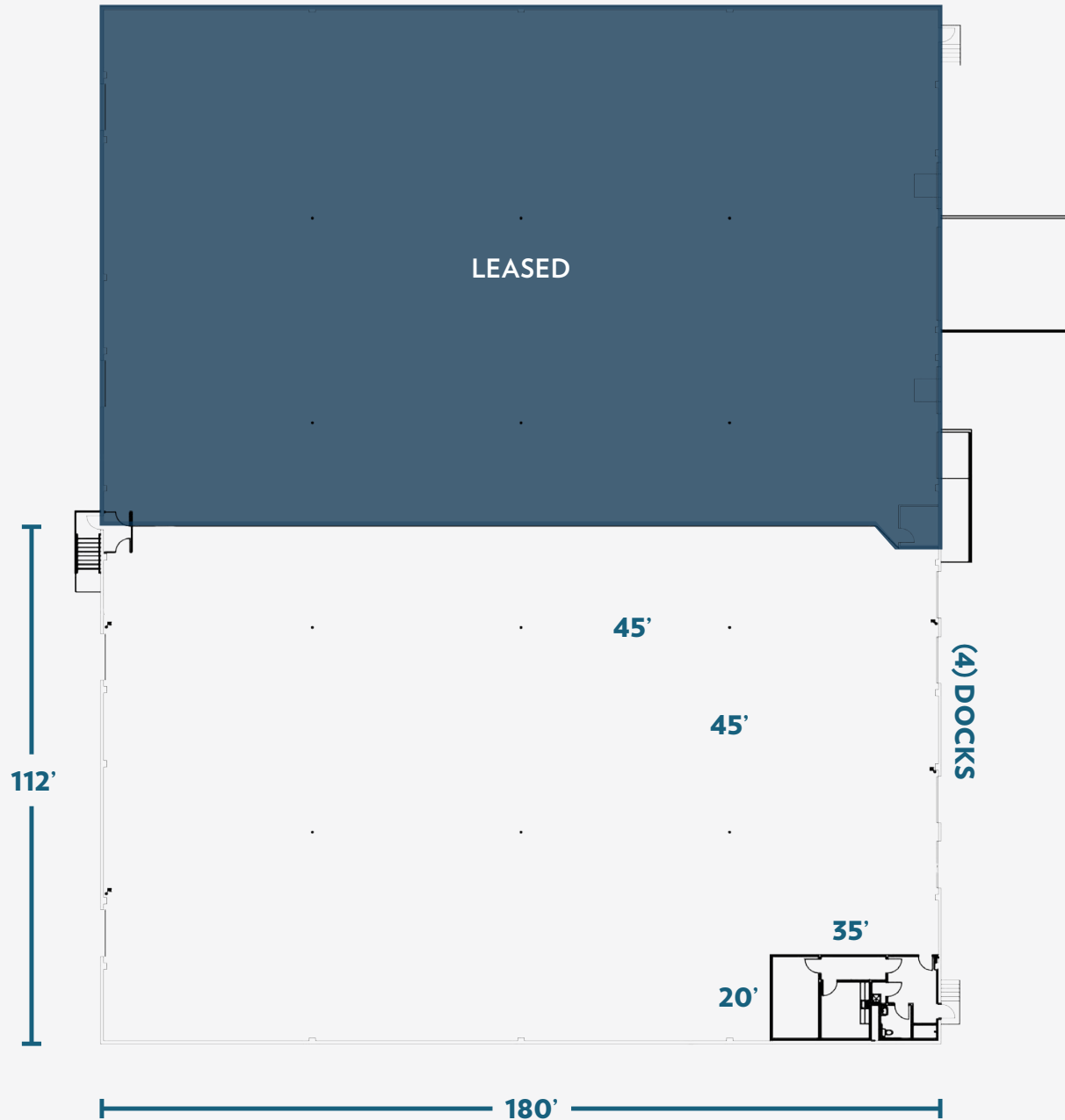
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FLOOR PLAN



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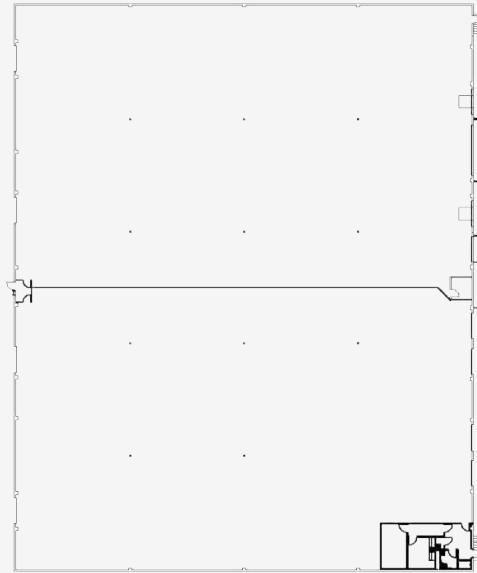
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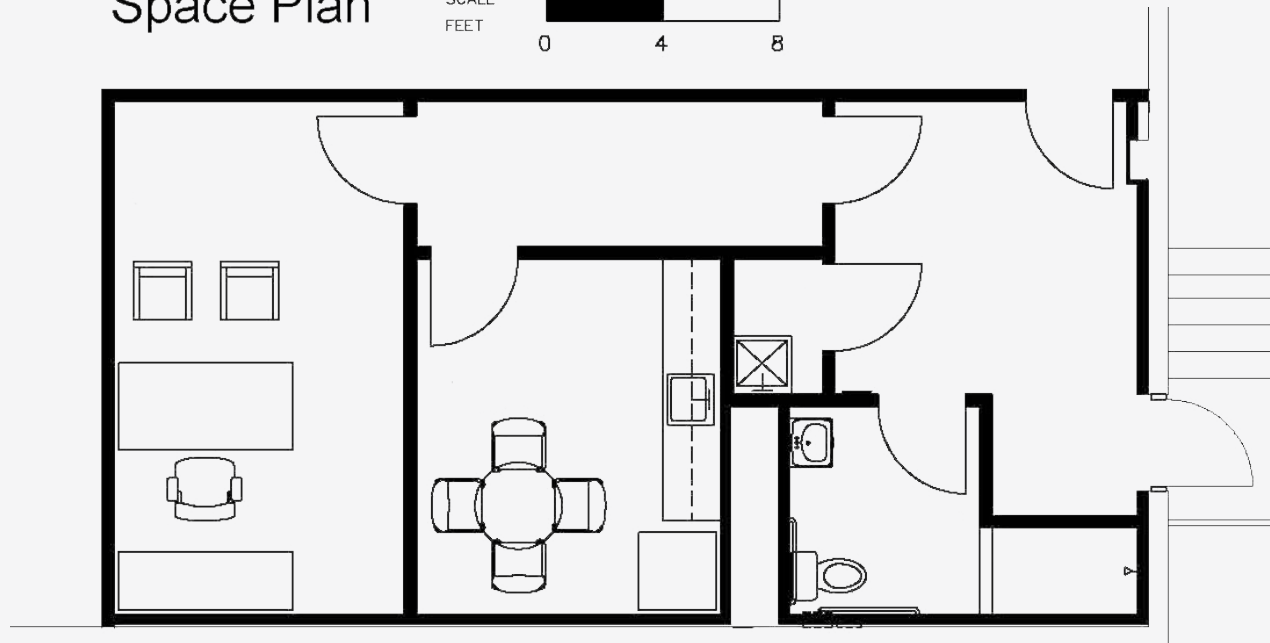
Key Plan

SCALE
FEET 0 16 32 48 64



Space Plan

SCALE
FEET 0 4 8



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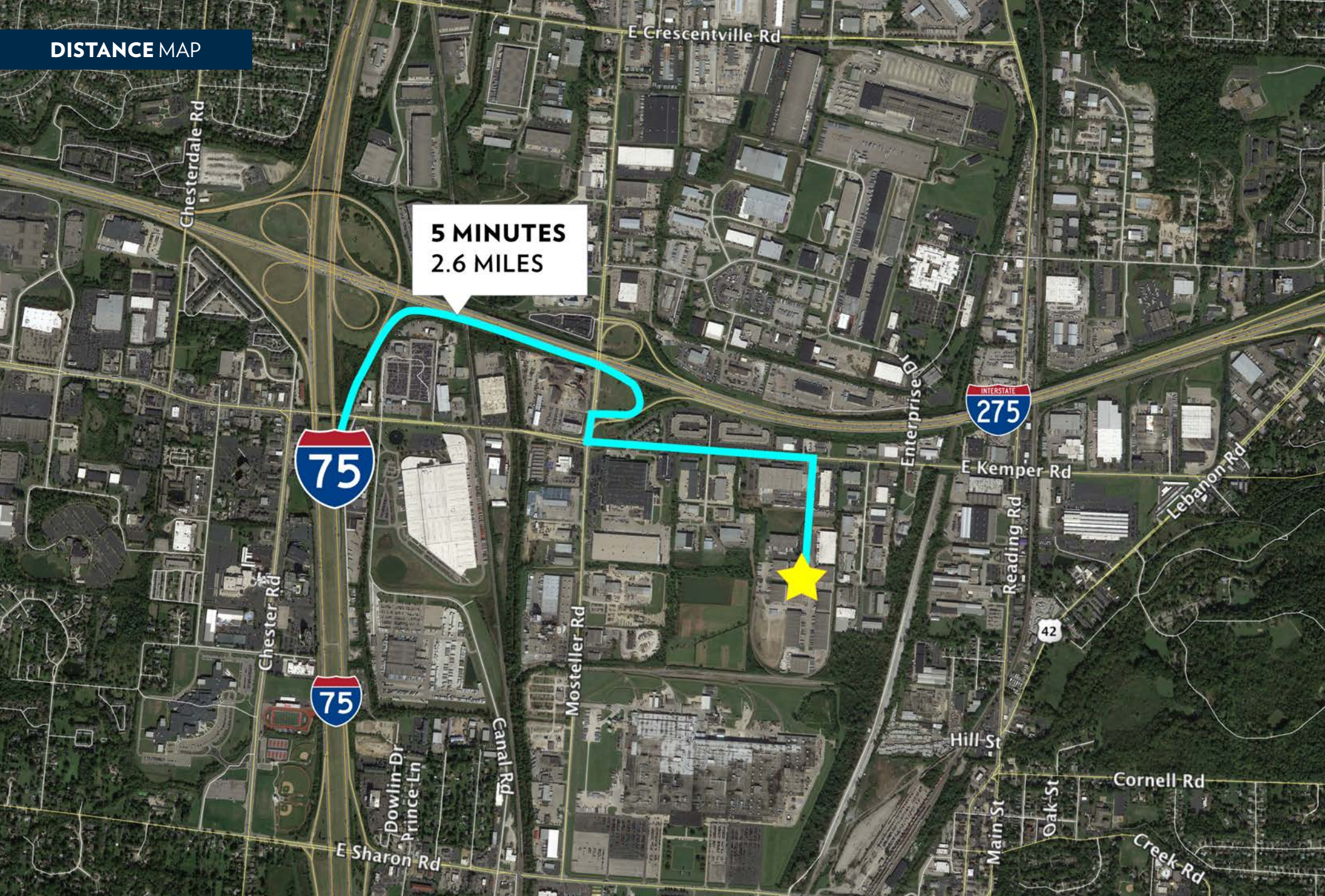
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DISTANCE MAP

5 MINUTES
2.6 MILES



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