



# For Lease

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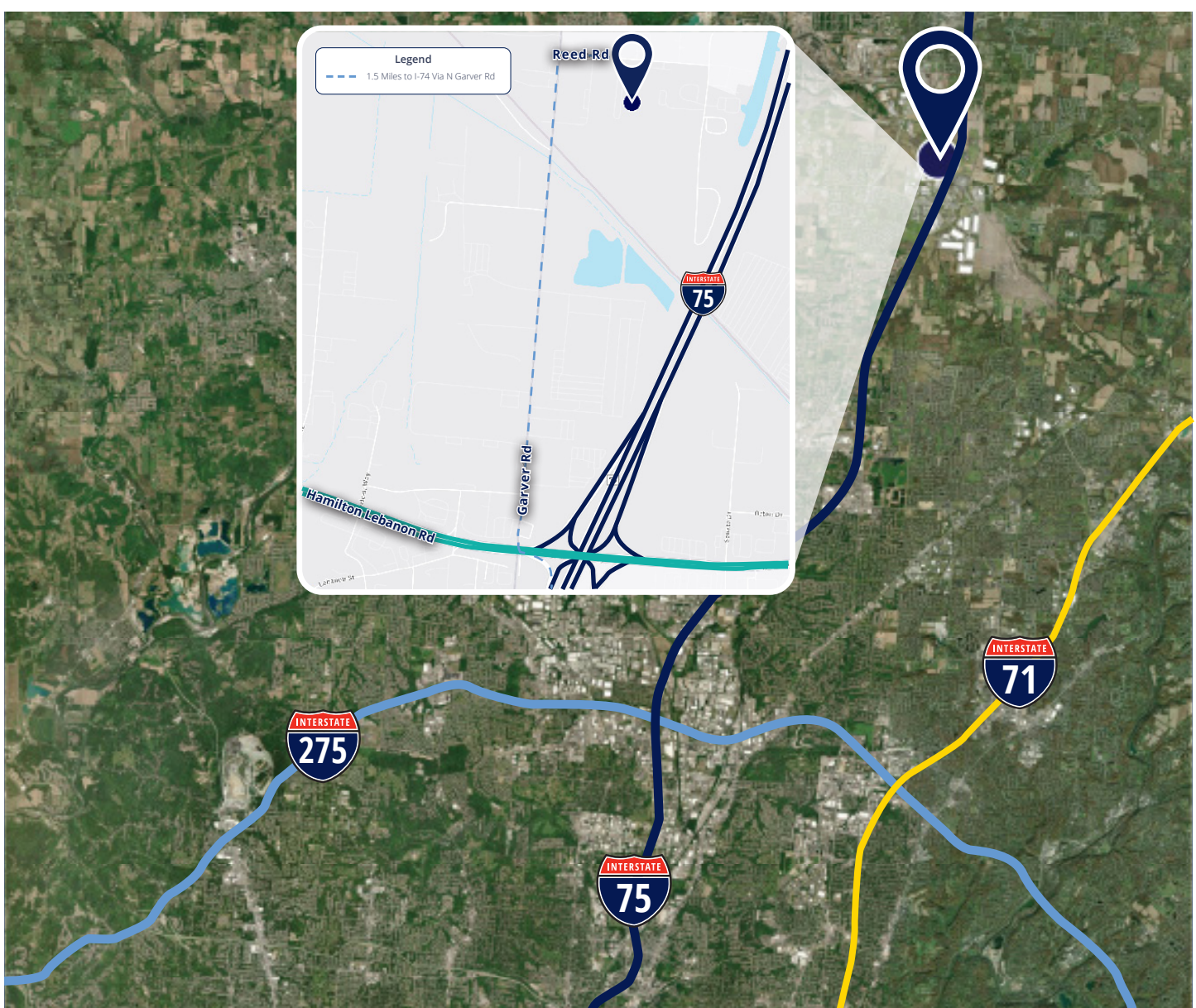
## 1005 Reed Rd Monroe, OH 45050

- 96,000 SF Available
- 1,500 SF Office
- Divisible to:
  - 36,000 SF
  - 60,000 SF
  - 72,000 SF
  - 96,000 SF
- 10 Docks: 9' x 10' with levelors and shelters
- 1 Drive-in door; 12' x 14'
- 22'-26' Ceiling Height
- ESFR Sprinkler
- Column spacing 30' x 50'
- 6,000 SF Bay Size
- LED Lighting
- 7" Concrete Floors
- 480 Volt 3 Phase Power
- Shipping office with 2 restrooms
- 1 mile to I-75

**Lease Rate: \$5.35/SF NNN**

**OPEX: \$0.90/SF NNN**





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