

**155 Westheimer Dr**  
Middletown, Ohio 45044

**For Lease**

**Colliers**



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**Colliers | Dayton**

15 Mcdonough Street, Floor 4  
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## PROPERTY OVERVIEW

Total SF	15,000 SF
Office SF	3,060 SF
Clear Height	18-21'6" Clear; 24' To Deck
Docks	2 Docks with Edge of Dock Levelers
Drive-ins	2 (12' x 14')
Power	3-Phase 240/480V
HVAC	Office - Central Air   Warehouse - Gas Forced Air & Radiant Heat
Lighting	Office - LED   Warehouse - Metal Halide
Acreage	1.69
Year Built	2000
Construction	Concrete Block & Pre-Engineered Metal
Parking	28 Auto Spots

## LOCATION DETAILS

- Located in the City of Monroe in Butler County
- Located Minutes from Route 4 and I-75 via Hamilton Lebanon Road
- Parcel ID - C1800017000022



Lease Rate: \$7.75/SF NNN

OPEX: \$1.45/SF (taxes, insurance, maintenance & storm water included)



MIDDLETOWN



4 Mins  
1.6 Miles



155 Westheimer Dr

Salzman Rd

Hamilton Lebanon Rd



8 Mins  
3.8 Miles

MONROE

Cincinnati Dayton Rd



LIBERTY TOWNSHIP



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