



11338 READING RD. SHARONVILLE, OH 45241

AVAILABLE FOR SALE



PROPERTY HIGHLIGHTS

 **2,510 Total SqFt**

- Located in City of Sharonville minutes to I-71, I-75, and I-275
- 2,510 SqFt free-standing building currently with three (3) separate suites
- 325' of frontage on Reading Rd.
- Zoning: General Business (GB)
- Sale Price: \$450,000 (\$179/SqFt)

 **CLICK HERE FOR AERIAL VIDEO**

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



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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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SHARONVILLE, OH

PROPERTY DETAILS

Total SqFt:	2,510
Warehouse SqFt:	1,255
Office SqFt:	1,255
Acreage:	0.464 acres
Clear Height:	9'-10'
Year Built:	1971 and 1999
Type Construction:	Block, masonry, and steel
Lighting:	Fluorescent
Column Spacing:	Varies
Dock door:	None
Drive-in door:	None - To Suit

Sprinkler:	None
Electrical Service:	Three (3) separate services with single-phase and 3-phase
Heat:	100% HVAC throughout
Roof:	Rubber Membrane - TPO - Replaced in ~2016/2017 by Molloy Roofing
Parking Lot:	Fifteen (15) spaces
Restrooms:	Three (3) singles
Assessed Valuation:	\$97,640 (\$39/SqFt)
Annual Property Taxes:	\$2,528 (\$1.01/SqFt)
Hamilton County Parcel ID:	608-0002-0001-00

AERIAL VIEW



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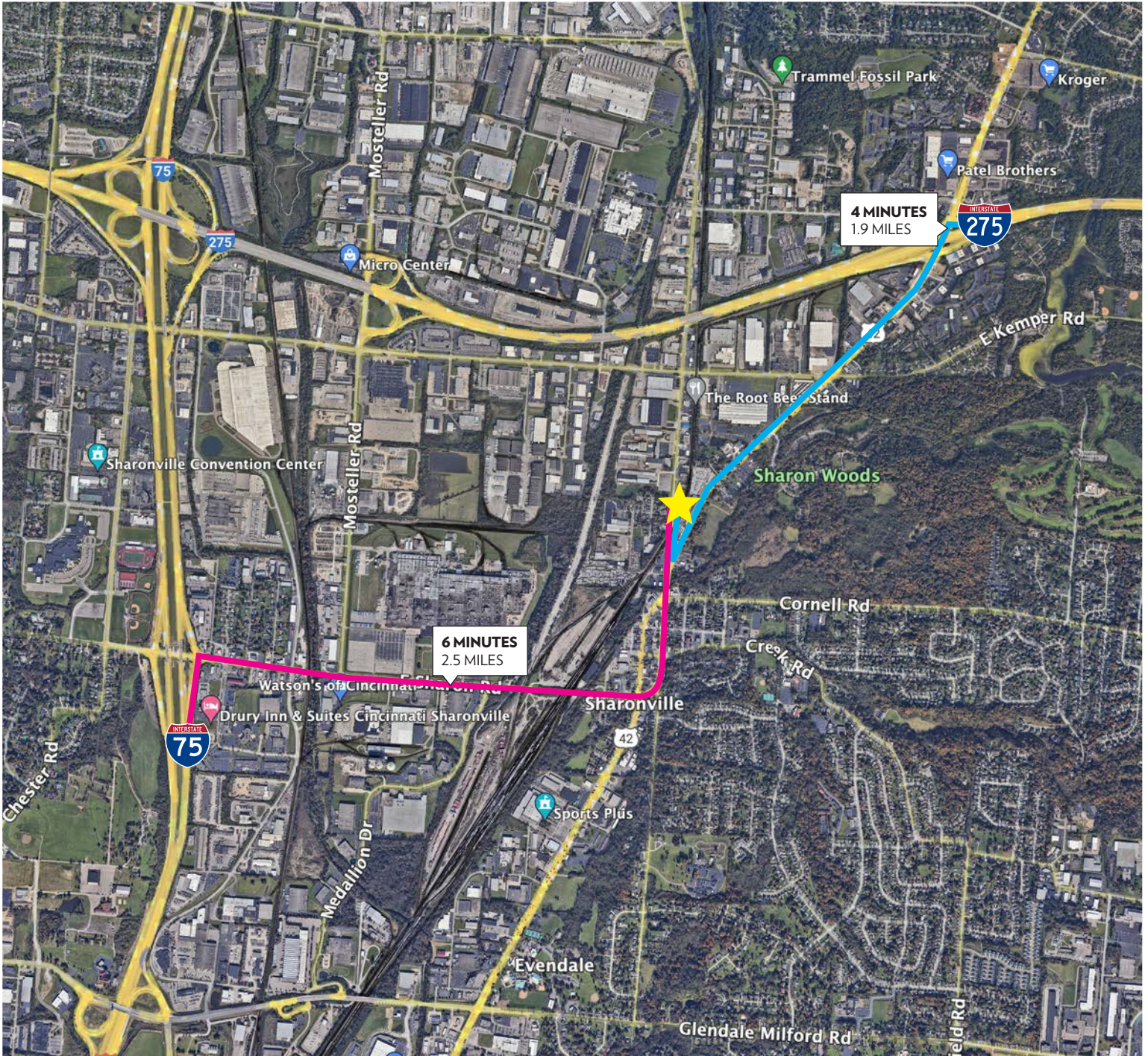
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DISTANCE MAP



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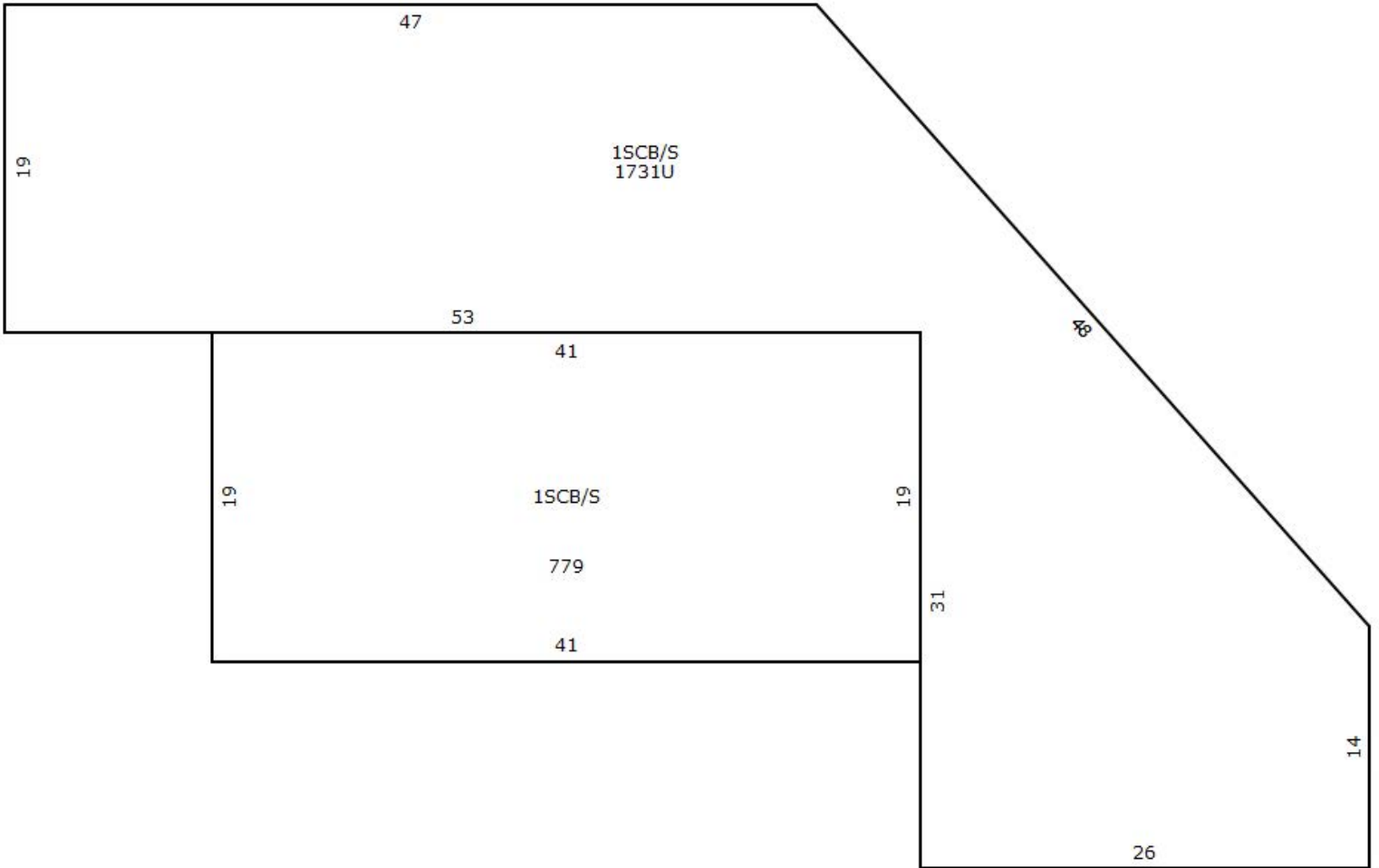
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FLOOR PLAN



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ADDITIONAL PHOTOS



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