



11121 CANAL RD.
SHARONVILLE, OH 45241

AVAILABLE FOR SUBLEASE

Rod MacEachen
(513) 675-5764
Rod@SqFtCommercial.com

Roddy MacEachen, SIOR
(513) 739-3985
Roddy@SqFtCommercial.com

Jared Wagoner, SIOR
(812) 890-1768
Jared@SqFtCommercial.com

Jacob Stammen
(937) 621-5295
Jacob@SqFtCommercial.com

Amy Castaneda
(503) 310-9768
Amy@SqFtCommercial.com

Sarah Kern
(513) 426-4864
Sarah@SqFtCommercial.com

© 2026 SqFt Commercial LLC. All rights reserved. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. SqFt Commercial and the SqFt Commercial logo are service marks of SqFt Commercial, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

11121 CANAL RD.

SHARONVILLE, OH 45241



PROPERTY HIGHLIGHTS



Approximately 7,000 – 17,000 SqFt

- Located in City of Sharonville minutes to I-75 at Sharon Rd. and I-275 at Mosteller Rd.
- Office/warehouse facility with drive-in door loading
- Secure fenced and parking area on approximately 2 acres
- Office remodeled in 2023/2024
- Available Q1 2026 and 10/31/2028 master lease expiration.
- Potential direct deal with landlord available.
- Approximately 7,000 SqFt 2nd floor office space available for sublease if full building not needed
- Lease Rate: \$8.95/SqFt modified gross + utilities



[CLICK HERE FOR AERIAL VIDEO](#)

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



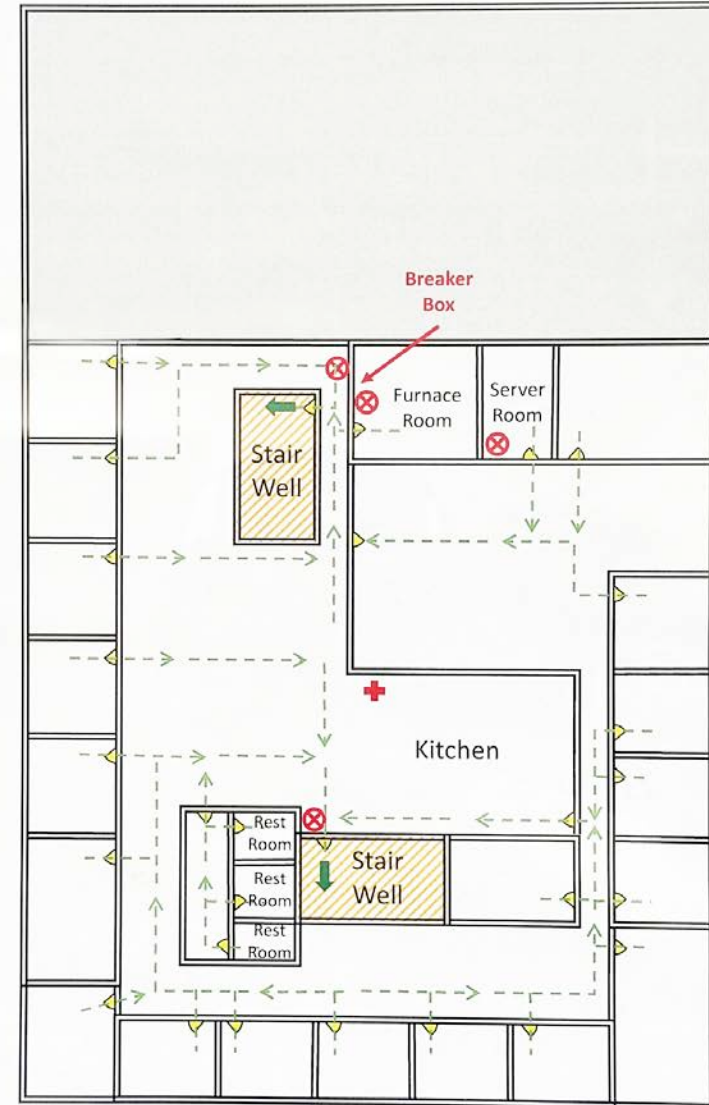
PROPERTY DETAILS

Total SqFt:	Approximately 17,000
Warehouse SqFt:	1,500
Office SqFt:	15,500 on 2 floors
Acreage:	Approximately 2 acres
Clear Height:	22'-24'
Year Built:	1989
Type Construction:	Pre-engineered metal building
Lighting:	T-5's
Column Spacing:	Varies
Dock door:	None
Drive-in door:	Two (2) - 14'x14' and 12'x12'
Sprinkler:	Wet system
Electrical Service:	240-volt, 3-phase
Heat:	Natural gas in warehouse and 100% HVAC in warehouse
Roof:	Metal
Parking Lot:	Approximately Fifty (60) spaces
Restrooms:	Multiple sets

FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

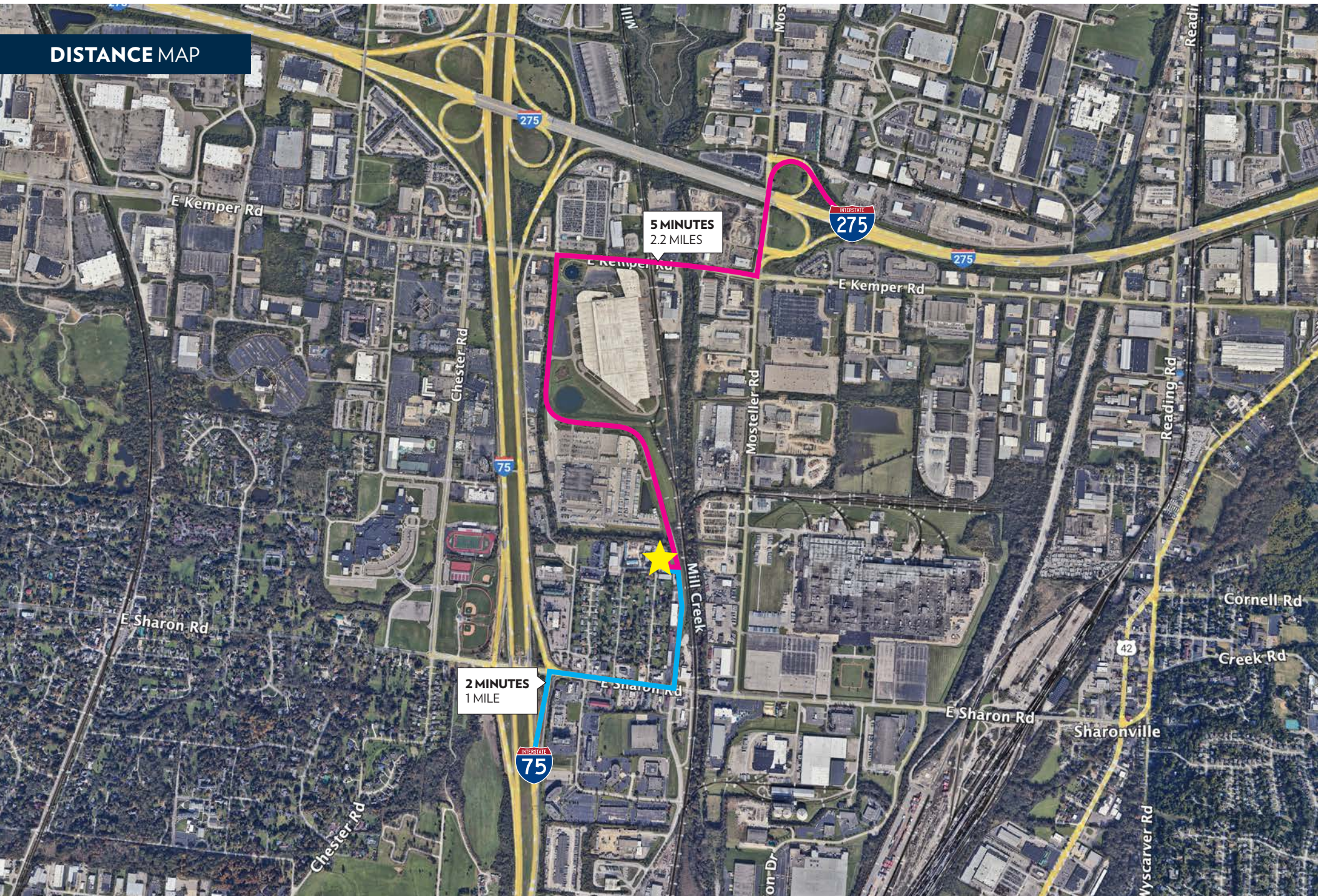
11121 CANAL RD.

SHARONVILLE, OH 45241

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



DISTANCE MAP



11121 CANAL RD.
SHARONVILLE, OH 45241

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



11121 CANAL RD.
SHARONVILLE, OH 45241

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



11121 CANAL RD.
SHARONVILLE, OH 45241

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

