



FOR SALE

360 Harmon Ave.

360 HARMON AVE.
LEBANON, OH 45036

Available Space

±34,651 SF

Office Space

±3,011 SF

Sale Price

\$3,000,000

Property Highlights

- Outside storage capabilities (1-2 acres)
- 19'-26' Clear height in the warehouse
- 3 Docks with pit levelers and 3 drive-ins
- Wet Sprinkler
- LED lighting
- Recoated roof with warranty

[VIEW MATTERPORT](#)

For information, please contact:

Si Pitstick, SIOR, CCIM
Executive Managing Director
t 513-508-5014
si.pitstick@nmrk.com

Josh Young, SIOR
Senior Managing Director
t 513-509-0404
josh.young@nmrk.com

312 Walnut Street, Suite 1510
Cincinnati, OH 45202



nmrk.com

NEWMARK

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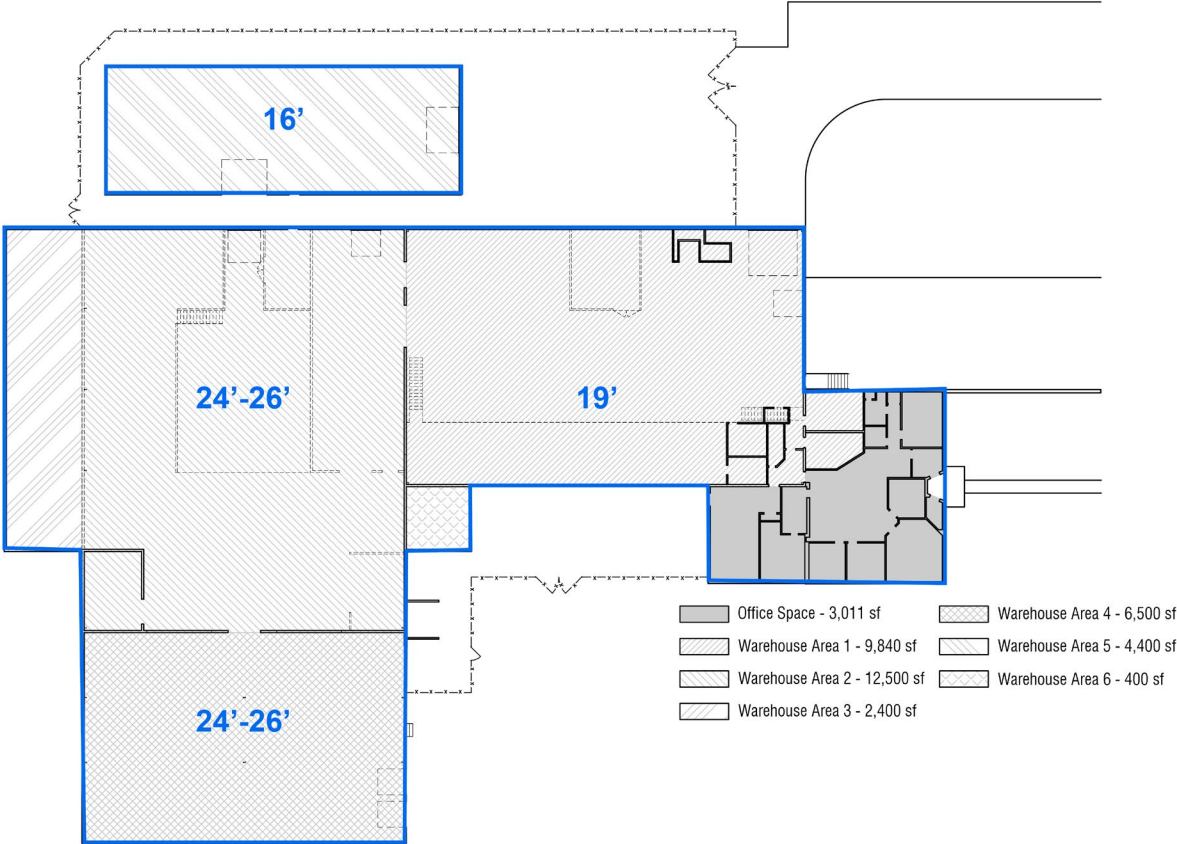
BUILDING SPECIFICATIONS

Location	360 Harmon Ave. Lebanon, OH 45036 Warren County	Roof Type	Recoated stain metal roof with warranty	Electrical Services	City of Lebanon 185 amps, 480 volt, 3 phase
Available Space	±34,651 SF	Ceiling Height	19'-26'	Gas	Duke Energy
Office Size	±3,011 SF	Loading Facilities	3 Docks with pit levelers 3 Drive-ins	Sewer	City of Lebanon
Warehouse Size	±31,360 SF	Parking	±30 Spaces (Expandable)	Water	City of Lebanon
Total Building Size	±34,651 SF	Restrooms	2 Sets; 1 in plant and 1 in office	Floor Drains	Yes
Bonus Space	±4,100 SF pole barn - 1 drive in 13x12 - 16' clear - ±12,765 SF Mezzanine (9'-10' clear underneath) ±8,750 SF store n lock	Sprinklered (Wet or ESFR)	Wet	Rail	No
Land	- Main Building ±3 Acres - Additional land ±1.38 Acres - Storage unit on ±1.2 Acres	Air Conditioning	Office only	Scales	Yes; qty.1
Zoning	I-2 Heavy Industrial	Ventilation Fans	Yes	Auditor's Information	1212450015
Access to Expressways	±4.5 Miles from I-71 ±6.7 Miles from I-75	Compressed Air Lines	Yes	Auditor's Market Value	\$1,006,970
Year Built	1972	Elevators	None	Annual Taxes	\$17,712.30
Construction	Metal	Warehouse Lighting	LED	Available	Immediately for sale
Building Dimensions	N/A	Windows	Office only	Sale Price	\$3,000,000
Column Spacing	- Clear span portion - 22'x48' warehouse	Cranes	Yes; 2-ton – qty. 1		
Floor Thickness	5" reinforced concrete				

PROPERTY PHOTOS



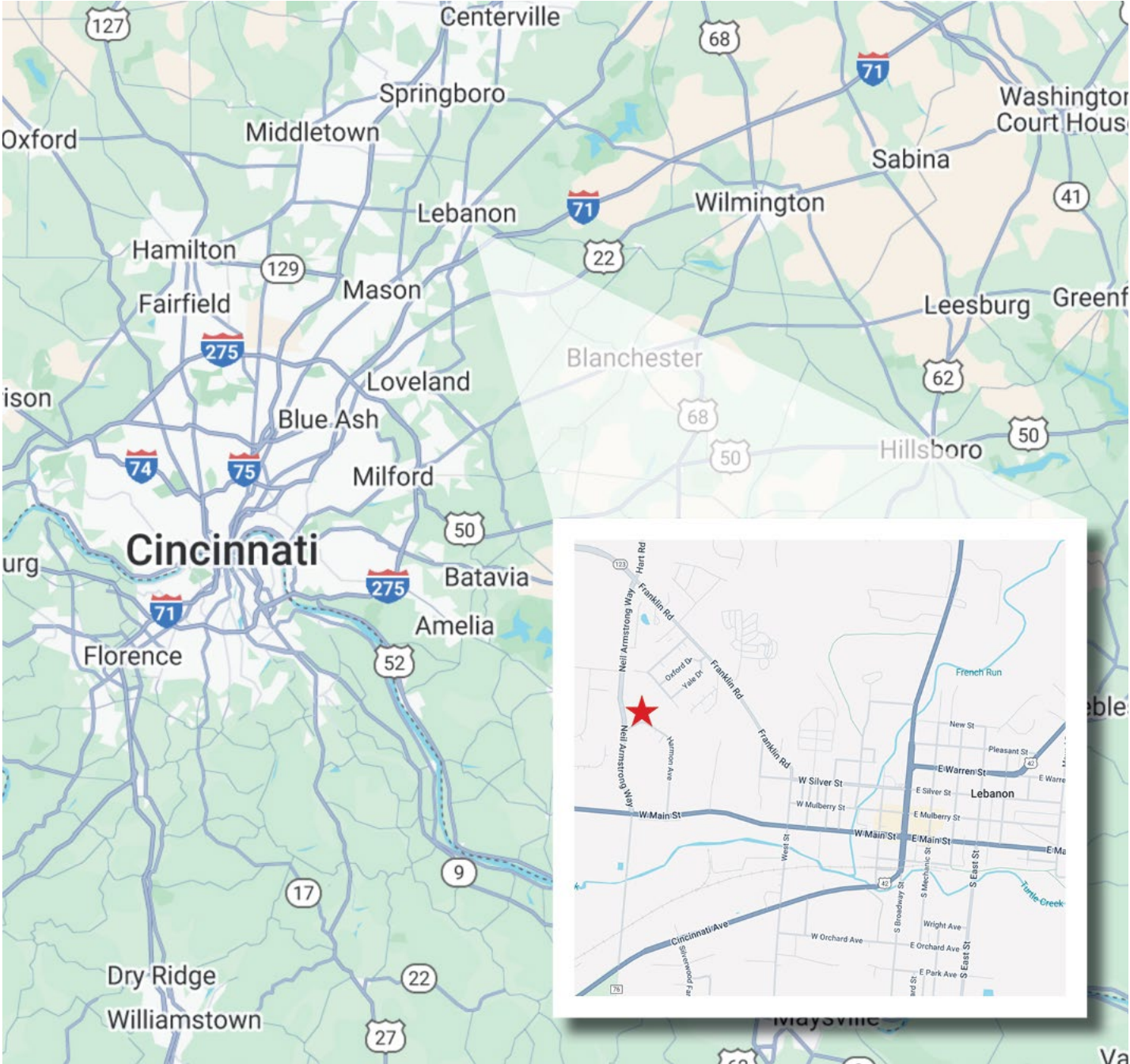
SITE PLAN



AERIAL MAP



LOCATOR MAP



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