



# Available for Sublease

**11630 MOSTELLER RD.  
SHARONVILLE, OH 45241**

## Available Sublease Space

+/- 121,981 SF warehouse | manufacturing space  
(Sublease a minimum of 50,000 SF+- or up to as much total space of 121,981 SF)

## Loading Facilities

13 docks

## Sprinkler

ESFR

## Electrical Service

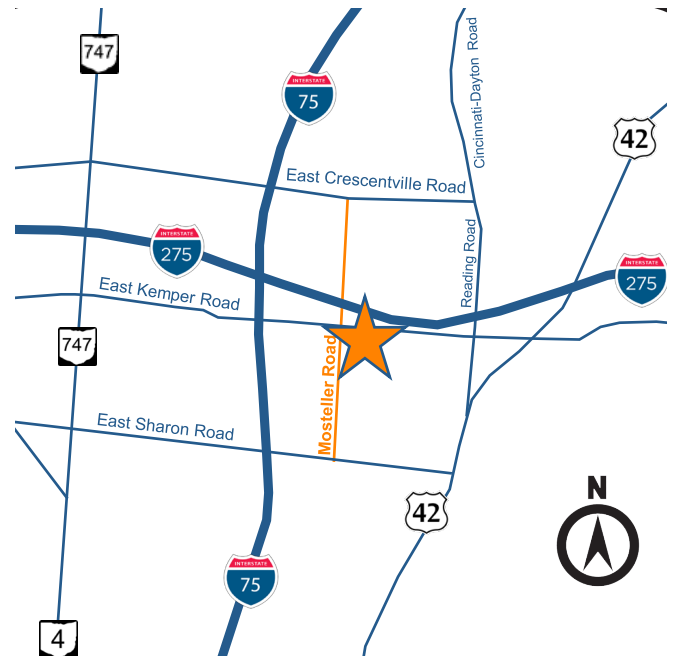
Buss duct; heavy power

## Location

Minutes to I-275 & I-75

## Master Lease Expiration

9/30/2025



*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

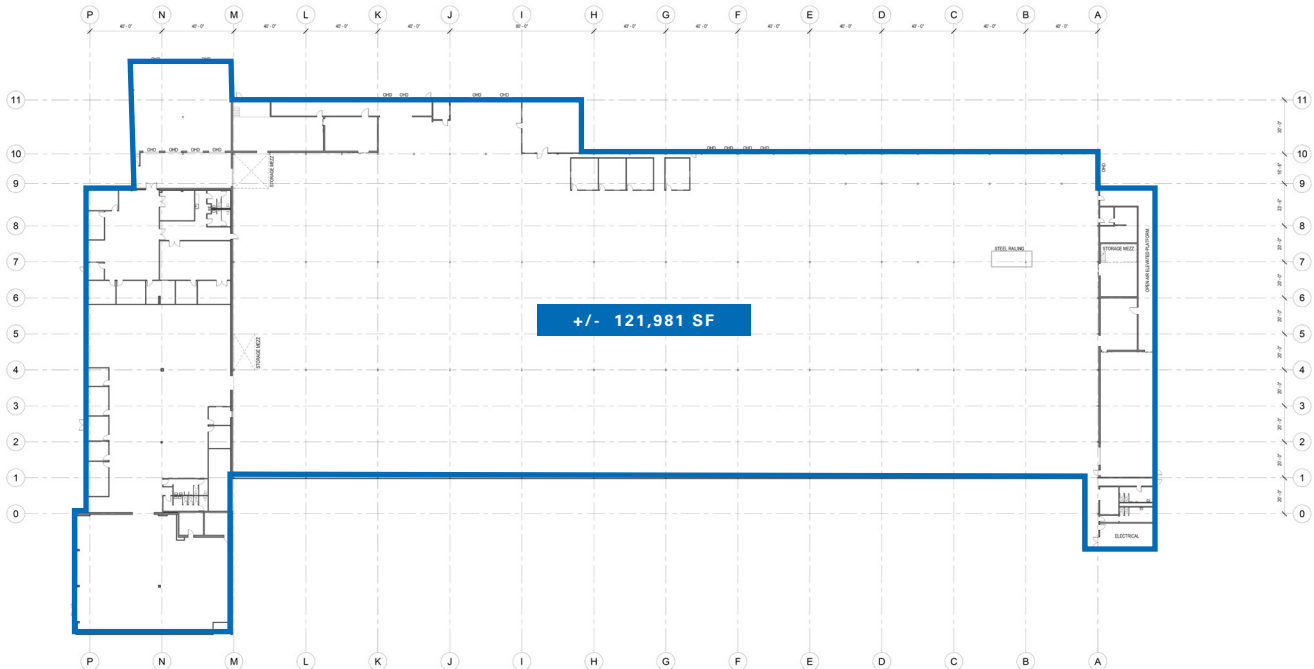
One East Fourth Street  
Suite 500  
Cincinnati, OH 45202  
[nmrk.com](http://nmrk.com)



**NEWMARK**

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

11630 MOSTELLER RD, SHARONVILLE, OH 45241



**Available Sublease Space**

+/- 121,981 SF

**Column Spacing**

40' x 60'

**Heat**

Gas forced-air

**Sewer**

Metropolitan Sewer District

**Total Building Size**

+/- 357,796 SF

**Bay Size**

+/- 7,200 SF (40' x 180')

**Air-Conditioning**

Office only

**Water**

Cincinnati Water Works

**Land**

+/- 22.675 acres

**Floor**

Concrete

**Ventilation Fans**

Yes, with louvers

**Floor Drains**

Yes

**Zoning**

GI (General Industrial)

**Roof**

Rubber

**Lighting**

High-efficiency fluorescent

**Lease Rate**

\$4.50/SF NNN

**Year Built**

1959; Renovated 2010

**Ceiling Height**

13'; mostly 24' clear

**Windows**

No

**Operating Expenses**

\$1.91/SF

**Construction**

Steel/metal

**Restrooms**

2 full sets

**Skylights**

No

**Space/Building Dimensions**

Irregular

**Sprinkler System Type**

ESFR

**Gas**

Duke Energy

*For information, please contact:*

**Si Pitstick, SIOR, CCIM**

Executive Managing Director  
t 513-508-5014  
si.pitstick@nrmk.com

**Josh Young, SIOR**

Senior Managing Director  
t 513-509-0404  
josh.young@nrmk.com

One East Fourth Street  
Suite 500  
Cincinnati, OH 45202  
[nrmk.com](http://nrmk.com)



The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.