

Office/Warehouse Building For Lease

Sharonville, OH



FEATURES

- **22,402 Total SF**
- 3,600 SF office
- 18,802 SF warehouse
- 5.5 acres
- (1) drive-in door
- 1/2 mile to I-275

LOCATION

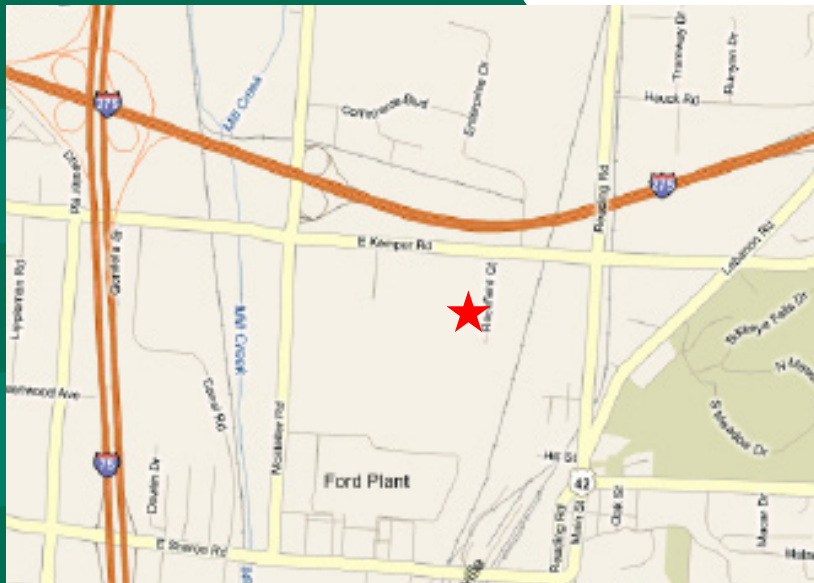
**11390 Rockfield Court
Cincinnati (Sharonville), OH 45241**

CONTACT

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COMMERCIAL REAL ESTATE SERVICES

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9902 Carver Road, Sycamore Office Park, Suite 105, Cincinnati, Ohio 45242

11390 Rockfield Court

Address/City/County:	11390 Rockfield Court Cincinnati (Sharonville)/Hamilton Cty.
Square Footage:	22,402 SF
Office Area:	3,600 SF (120' x 30')
Warehouse Area:	18,802 SF
Land Size:	5.5 acres
Date of Construction:	1986 addition 1987
Type of Construction:	Concrete/concrete block
Zoning:	G1 (General Industrial)
Clearance Height:	18'
Floor:	Concrete
Drive In Doors:	(1) 14' x 14'
Sprinkler:	Yes / wet system
Lighting:	T5 / strip fluorescent
Parking:	20+ cars
Electric:	240V, 3-phase
Roof:	Warehouse: raised seam metal Office: rubber
Heat & A/C:	Gas unit heaters in warehouse; central HVAC in office
Lease Rate:	\$5.00 PSF Gross



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FOR MORE INFORMATION, CONTACT

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