

# Warehouse Building For Sale or Lease

## Sharonville, OH

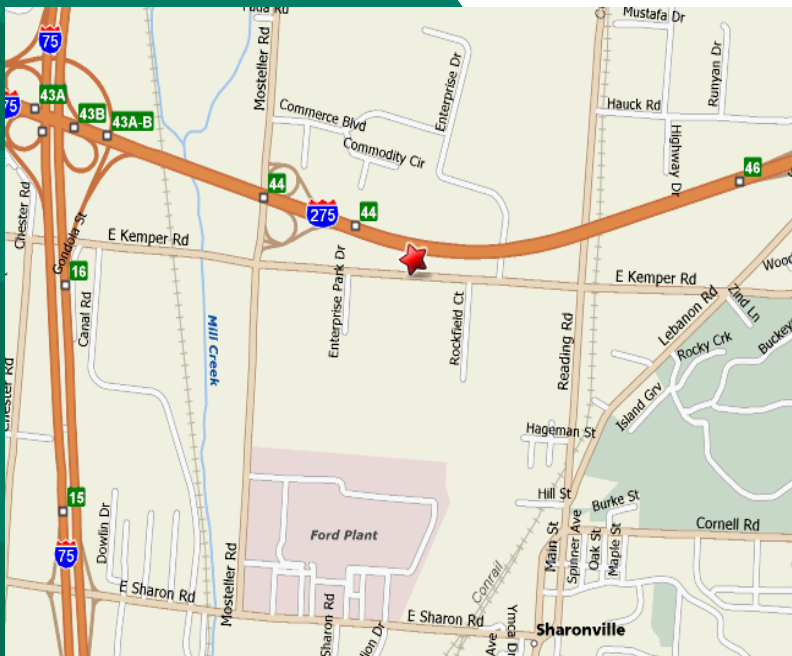


### FEATURES

- **170,107 Total SF**
- 25,000 SF Office
- 145,107 SF Warehouse
- 24'-26' Clearance
- (18) Dock Doors
- (1) Drive-in Door
- 160 Parking Spaces
- Wet Sprinklers
- Heavy Electric
- Excellent Access to All Major Highways
- **Below Market Rates!**

### LOCATION

**3001-3005 East Kemper Road  
Sharonville, OH 45241**



### CONTACT

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513/769-2519

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9912 Carver Road, Sycamore Office Park, Suite 100, Cincinnati, Ohio 45242

# 3001-3005 E. Kemper Road

<b>Address/City/County:</b>	3001-3005 E. Kemper Road Sharonville/Hamilton Cty.
<b>Square Footage:</b>	170,107 SF
<b>Office Area:</b>	25,000 SF
<b>Land Size:</b>	14.031 Acres
<b>Date of Construction:</b>	1960
<b>Type of Construction:</b>	Masonry/Steel Construction
<b>Zoning:</b>	Industrial Warehouse
<b>Clearance Height:</b>	24'-26'
<b>Floor:</b>	Concrete 6'
<b>Column Spacing:</b>	37'6" x 50' - one bay is 60'
<b>Drive In Doors:</b>	(1) 16' x 17'
<b>Truck Doors:</b>	(18) Dock Doors - (14) internal docks 8' x 10' with levelers; (4) external docks 9' x 9'
<b>Sprinkler:</b>	Wet Sprinkler System
<b>Lighting:</b>	Fluorescent light
<b>Parking:</b>	160+ parking spaces
<b>Electric:</b>	480 volt, 1200 amp, 3 phase
<b>Roof:</b>	The office is EPDM rubberized smooth, the warehouse is EPDM ballast.
<b>Heat &amp; A/C:</b>	Gas fired unit heaters
<b>Lease Rate:</b>	\$1.95/SF NNN
<b>Sale Price:</b>	\$5,780,000 (\$34/SF)



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FOR MORE INFORMATION, CONTACT

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