

# Office/Warehouse Building For Lease

# Sharonville, OH

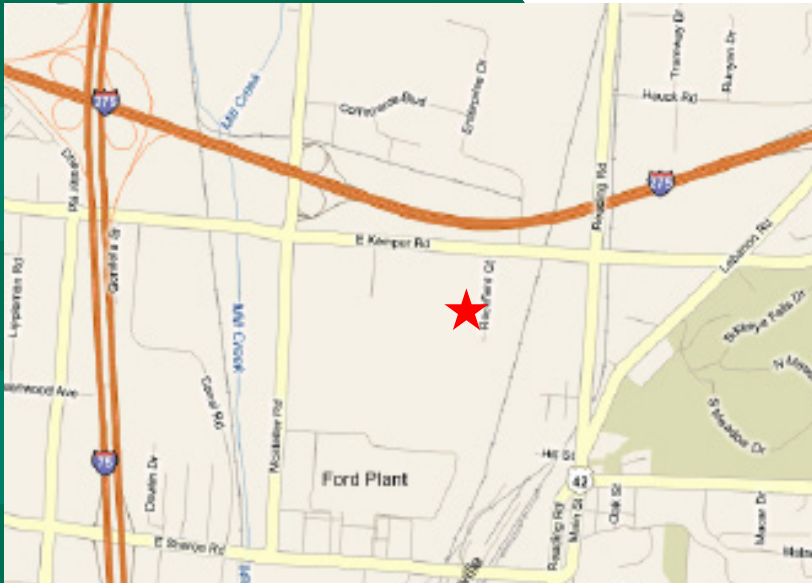


## FEATURES

- 12,450 Total SF
- 3,600 SF office
- 8,850 SF warehouse
- 5.5 acres
- (1) drive-in door
- (1) dock 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

<b>Address/City/County:</b>	11390 Rockfield Court Cincinnati (Sharonville)/Hamilton Cty.
<b>Square Footage:</b>	12,450 SF
<b>Office Area:</b>	3,600
<b>Warehouse Area:</b>	8,850 SF
<b>Land Size:</b>	5.5 acres
<b>Date of Construction:</b>	1986 addition 1987
<b>Type of Construction:</b>	Concrete/concrete block
<b>Zoning:</b>	G1 (General Industrial)
<b>Clearance Height:</b>	18'
<b>Floor:</b>	Concrete
<b>Dock:</b>	(1) 10' x 10'
<b>Drive In Doors:</b>	(1) 14' x 14'
<b>Sprinkler:</b>	Yes / wet system
<b>Lighting:</b>	T5 / strip fluorescent
<b>Parking:</b>	20+ cars
<b>Electric:</b>	240V, 3-phase
<b>Roof:</b>	Warehouse: raised seam metal Office: rubber
<b>Heat &amp; A/C:</b>	Gas unit heaters in warehouse; central HVAC in office
<b>Lease Rate:</b>	\$6.00 PSF Gross



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FOR MORE INFORMATION, CONTACT

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