

# Office/Warehouse Building For Lease

# Sharonville, OH

**RENOVATED**



## FEATURES

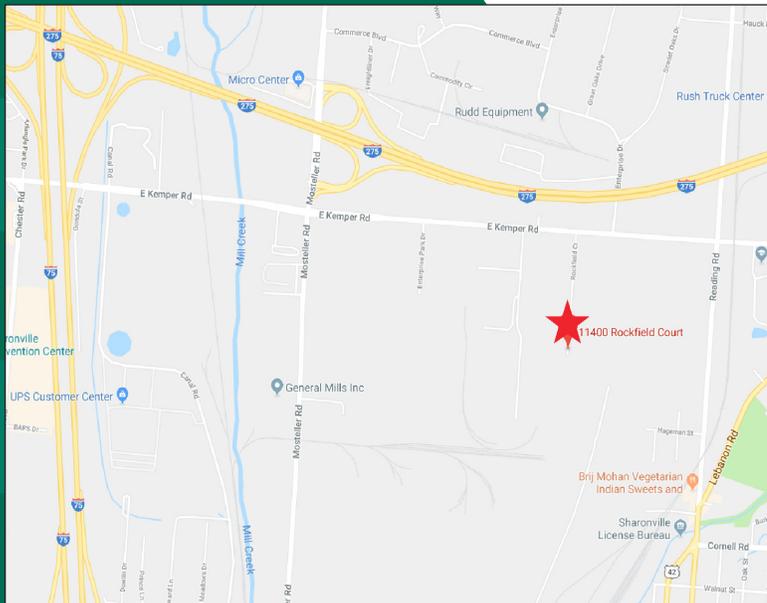
- **13,550 Total SF**
- 3,600 SF office
- 9,950 SF warehouse
- 5.5 acres
- (1) drive-in door
- (5) dock doors
- 1/2 mile to I-275

## LOCATION

**11400 Rockfield Court  
Cincinnati (Sharonville), OH 45241**

## CONTACT

**Frank Torbeck, SIOR**  
frank.torbeck@everestrealstate.com  
513/769-2505



The information submitted is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice.



COMMERCIAL REAL ESTATE SERVICES

WEB [www.everestrealstate.com](http://www.everestrealstate.com) TEL 513-769-2500 FAX 513-769-2512

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

# 11400 Rockfield Court

<b>Address/City/County:</b>	11400 Rockfield Court Cincinnati (Sharonville)/Hamilton Cty.
<b>Square Footage:</b>	13,550 SF
<b>Office Area:</b>	3,600
<b>Warehouse Area:</b>	9,950 SF
<b>Land Size:</b>	5.5 acres
<b>Date of Construction:</b>	1986
<b>Type of Construction:</b>	Concrete/concrete block - Office Metal - Warehouse
<b>Zoning:</b>	G1 (General Industrial)
<b>Clearance Height:</b>	18'
<b>Floor:</b>	Concrete
<b>Dock:</b>	(1) 8' x 10' with leveler (1) 8' x 10' without leveler (3) 8 x 12'
<b>Drive In Doors:</b>	(1) 11' x 14'
<b>Sprinkler:</b>	Yes / wet system
<b>Lighting:</b>	T5 / strip fluorescent
<b>Parking:</b>	30+ 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>Miscellaneous:</b>	Caged area
<b>Lease Rate:</b>	\$6.50 PSF Gross



[www.everestrealstate.com](http://www.everestrealstate.com)

TEL 513-769-2500

FAX 513-769-2512

9902 Carver Road

Sycamore Office Park

Suite 105

Cincinnati, Ohio 45242

FOR MORE INFORMATION, CONTACT:

**Frank Torbeck, SIOR**

[frank.torbeck@everestrealstate.com](mailto:frank.torbeck@everestrealstate.com)

513/769-2505