

# Office/Warehouse Building For Lease

# Sharonville, OH

**RENOVATED**



## FEATURES

- **26,000 Total SF Available (Divisible)**
- 7,200 SF office
- 18,800 SF warehouse
- 5.5 acres
- (2) drive-in doors
- (6) dock doors
- 1/2 mile to I-275

## LOCATION

**11390-11400 Rockfield Court  
Cincinnati (Sharonville), OH 45241**

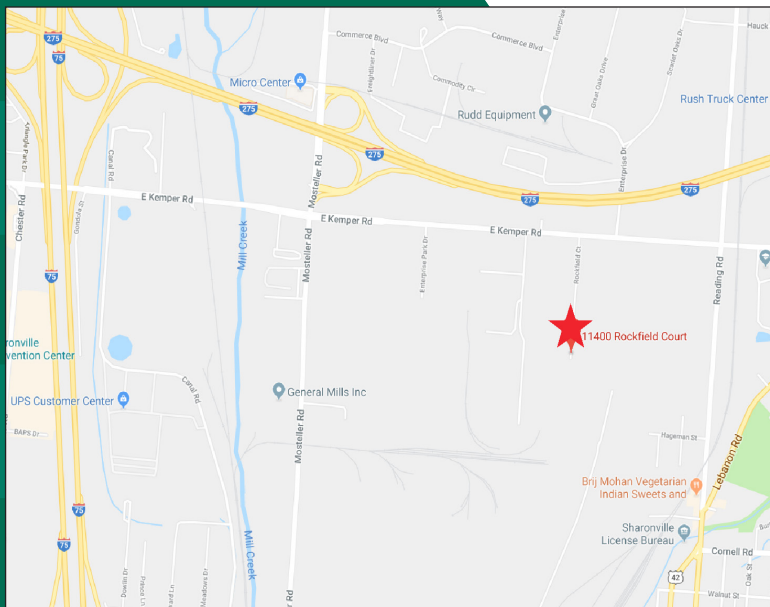
## CONTACT

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COMMERCIAL REAL ESTATE SERVICES

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# 11390-11400 Rockfield Court

<b>Address/City/County:</b>	11390-11400 Rockfield Court Cincinnati (Sharonville)/Hamilton Cty.
<b>Square Footage Total:</b>	26,000 SF (Divisible)
<b>Office Area:</b>	7,200 SF
<b>Warehouse Area:</b>	18,800 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 (2) 8' x 10' without leveler (3) 8 x 12'
<b>Drive In Doors:</b>	(2) 11' x 14'
<b>Sprinkler:</b>	Yes / wet system
<b>Lighting:</b>	T5 / strip fluorescent
<b>Parking:</b>	60+ 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



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FOR MORE INFORMATION, CONTACT:

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