



11815 Highway Drive

**FOR LEASE** 

### **PROPERTY HIGHLIGHTS**

6,000 SF Available Now!

3,000± SF Office Space

(1) Dock Door (10' x 10')

(1) Drive In Door (10' x 10')

14' Clear Height

Less than 1 mile from I-275 & SR 42

Close to many area amenities

Located in Sharonville, just 15 miles north of downtown Cincinnati

#### **SEATTLE STEIN**

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#### TOM MCCORMICK

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11815 Highway Drive, Cincinnati, OH 45241



#### **BUILDING SPECIFICATIONS**

LOCATION	Sharonville, OH Hamilton County
BUILDING SIZE	30,000 SF Total
AVAILABLE SIZE	6,000 SF
OFFICE SIZE	±3,000 SF
ZONING	General Industrial
YEAR BUILT	1991
CONSTRUCTION	Tilt-up Concrete
ROOF	Membrane
FLOOR	6" Concrete
CLEAR HEIGHT	14'
COLUMN SPACING	30' x 40'
DOORS	(1) Dock Door (10' x 10') (1) Drive In Door (10' x 10')
TRUCK COURT	Rear Loaded
AUTO PARKING	65 Parking Spaces

FIRE SUPPRESSION	Wet System	
LIGHTING	LED	
HVAC	Natural Gas Fired Units	
ELECTRIC	TBD	
UTILITIES		
ELECTRIC/GAS	www.duke-energy.com	
WATER/SEWER	www.cincinnati-oh.gov	
TELEPHONE	www.cincinnatibell.com	
DATA	www.spectrum.com	
LEASE RATE	\$9.95/psf NNN	
OPERATING EXPENSES	\$4.11/psf	

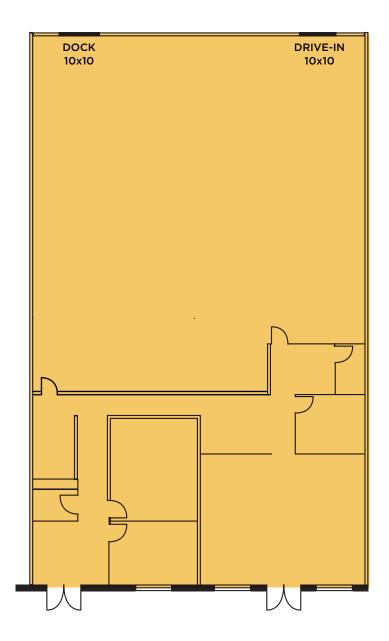




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#### FLOOR PLAN - 6,000 SF





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#### **EXTERIOR PHOTOS**









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#### **INTERIOR PHOTOS**











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#### **AERIAL LOCATION**

