



INDUSTRIAL FLEX SPACE



PERIMETER PARK NORTH B

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

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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.cincinnati-bell.com
DATA	www.spectrum.com
LEASE RATE	\$9.95/psf NNN
OPERATING EXPENSES	\$4.11/psf

CLICK HERE TO VIEW
SITE ON **GOOGLE MAPS**

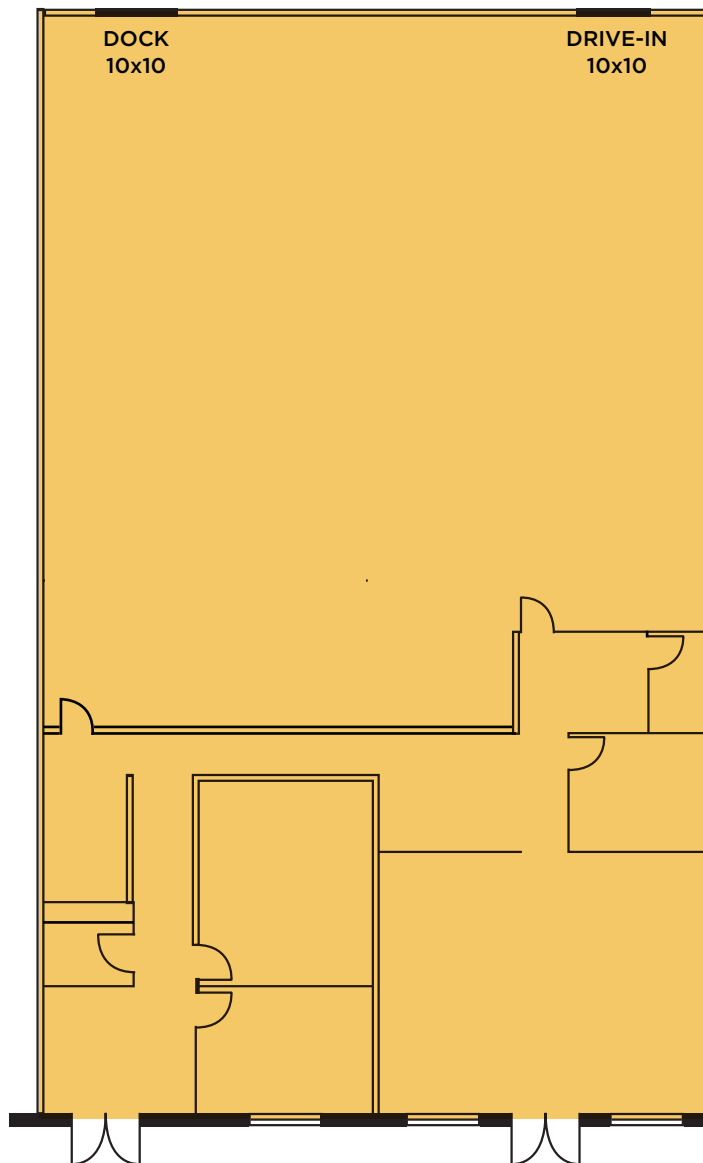


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FLOOR PLAN - 6,000 SF





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EXTERIOR PHOTOS

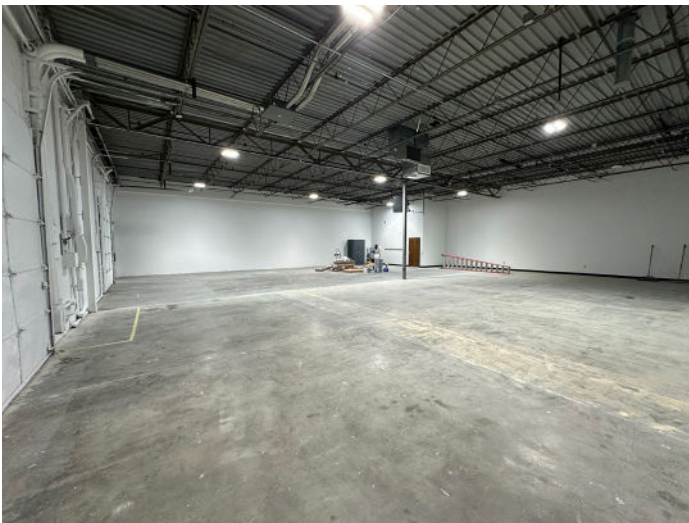


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INTERIOR PHOTOS



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AERIAL LOCATION

