



89,600 SF AVAILABLE

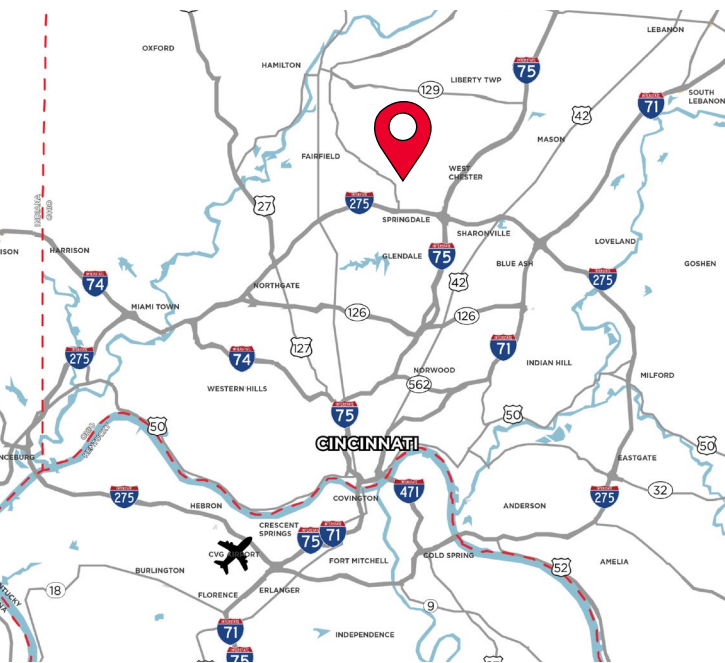
**11915
ENTERPRISE DR.**

SHARONVILLE, OH 45241

PRICE REDUCED!

WAREHOUSE/DISTRIBUTION

FOR LEASE: \$4.95/SF NNN



PROPERTY HIGHLIGHTS

- 89,600 SF Total
- 1,386 SF Office
- Cross-Docked
- (12) Docks; (1) Drive-in
- 28' Clear Height
- LED Lights
- Zoned ITC - Industrial Truck Center
- Excellent access to I-275, I-75 and I-71

For more information, contact:

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FOR LEASE

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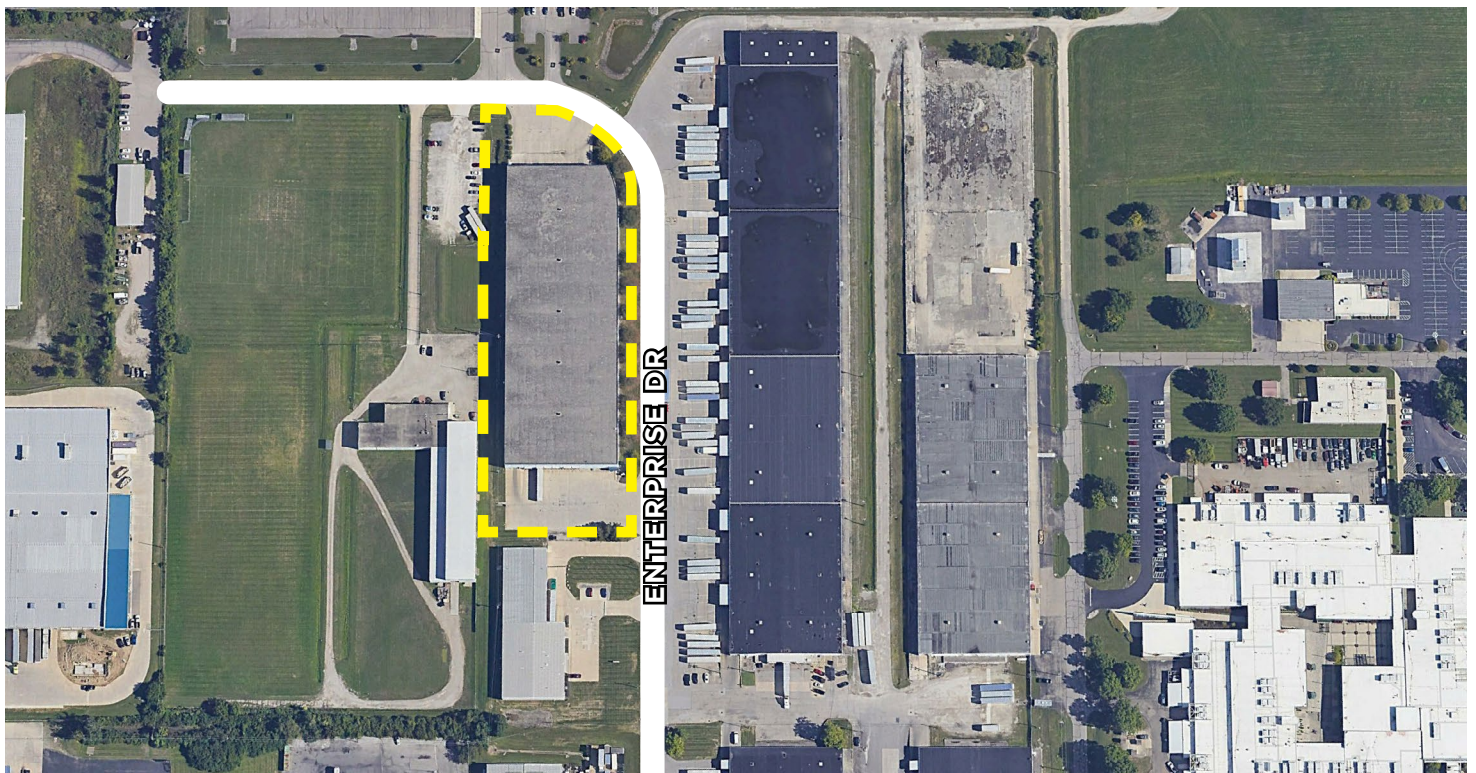
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BUILDING SPECIFICATIONS

LEASE RATE: \$4.95/SF NNN

LOCATION	Sharonville, OH	DOCK DOORS	(12) 9'x10' with levelers and shelters
TOTAL SIZE	89,600 SF (490' x 184')	DRIVE-INS	(1) drive-in
OFFICE SIZE	1,386 SF	SPRINKLERS	Yes
ZONING	ITC - Industrial Truck Center	HVAC	(2) Cambridge unit heaters
CONSTRUCTION	Tilt-up concrete	PARKING	(10) auto stalls
YEAR BUILT	1991	ELECTRIC/GAS	http://www.duke-energy.com
COLUMN SPACING	42' x 46'	WATER	https://www.cincinnati-oh.gov/water
CLEAR HEIGHT	28'	SEWER	https://msdgc.org
TRUCK COURT	100' concrete	TELEPHONE	https://www.altafiber.com
ELECTRIC	400a, 480/277v, 3phase	DATA	https://www.altafiber.com https://www.spectrum.com
LIGHTS	LED	OPEX	\$1.65/SF

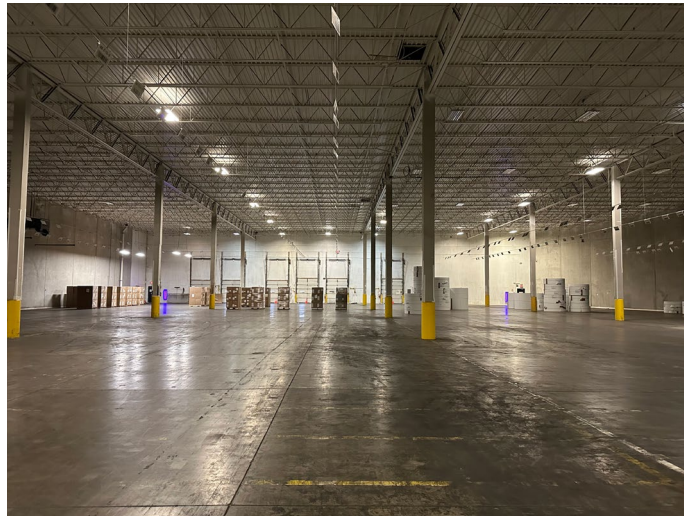
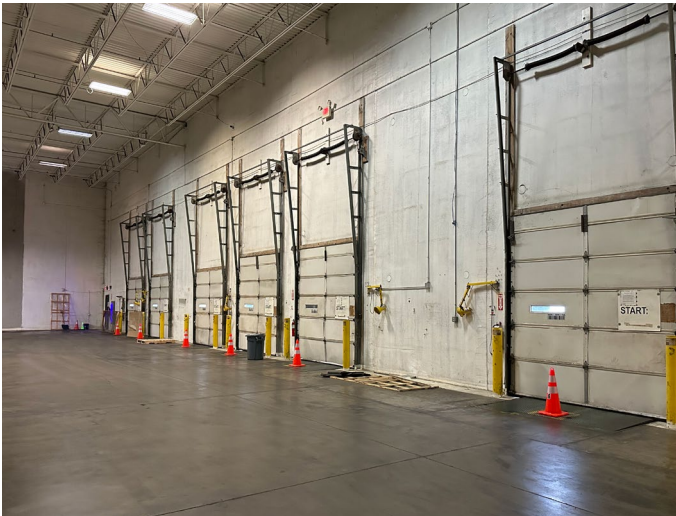
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BUILDING PHOTOS

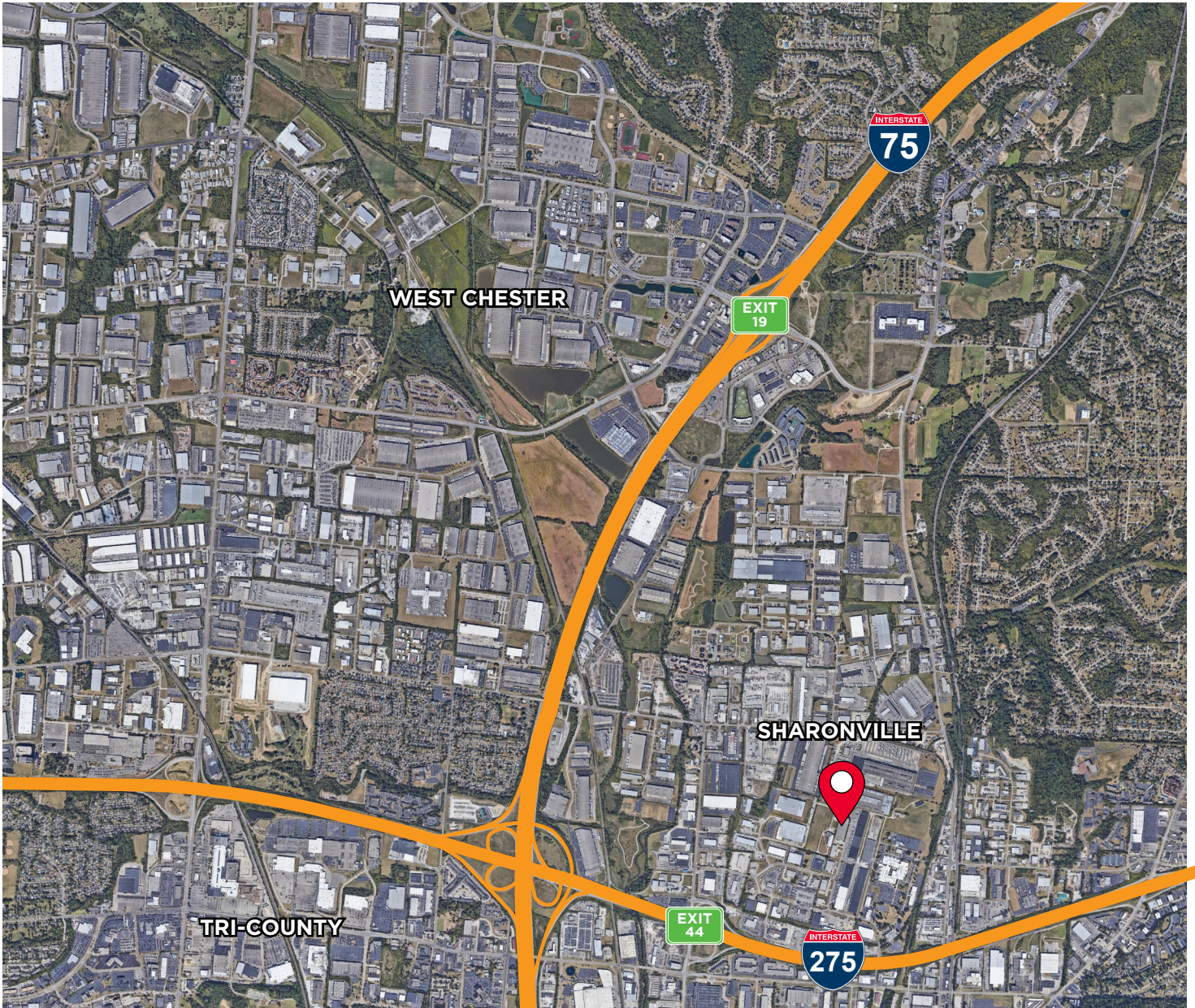


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