



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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PERIMETER PARK NORTH B

11815 Highway Drive, Cincinnati, OH 45241



BUILDING SPECIFICATIONS

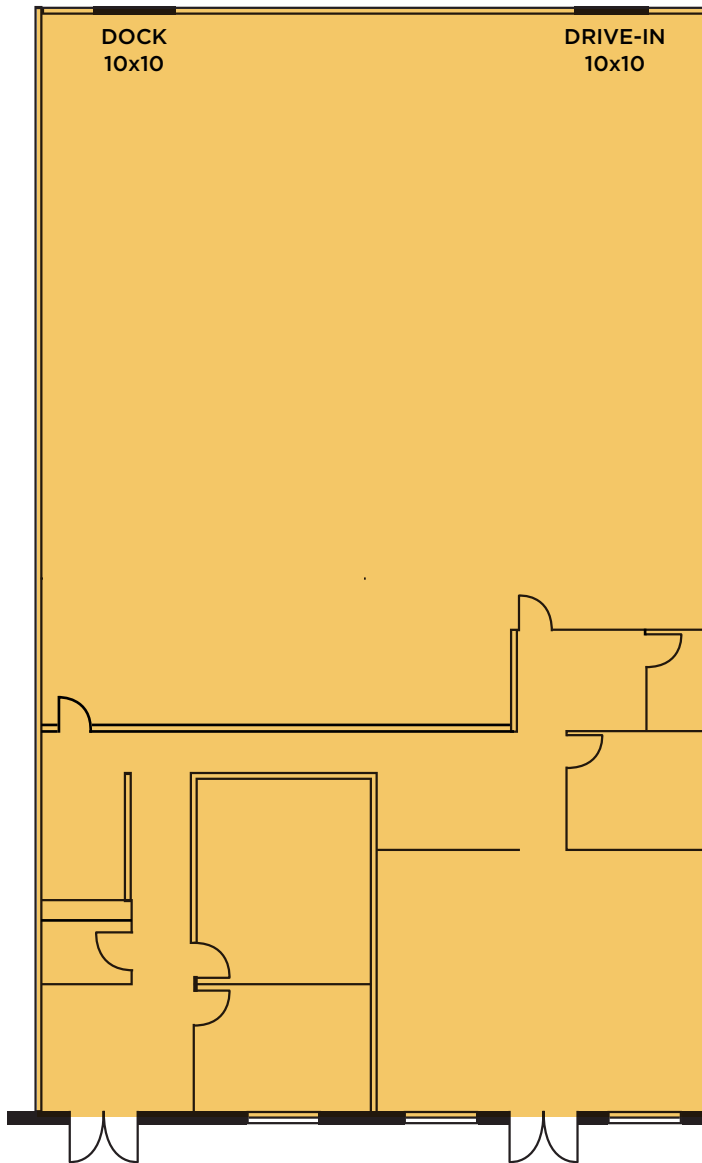
LOCATION	Sharonville, OH Hamilton County	FIRE SUPPRESSION	Wet System
BUILDING SIZE	30,000 SF Total	LIGHTING	LED
AVAILABLE SIZE	6,000 SF	HVAC	Natural Gas Fired Units
OFFICE SIZE	±3,000 SF	ELECTRIC	TBD
ZONING	General Industrial	UTILITIES	
YEAR BUILT	1991	ELECTRIC/GAS	www.duke-energy.com
CONSTRUCTION	Tilt-up Concrete	WATER/SEWER	www.cincinnati-oh.gov
ROOF	Membrane	TELEPHONE	www.cincinnati-bell.com
FLOOR	6" Concrete	DATA	www.spectrum.com
CLEAR HEIGHT	14'	LEASE RATE	\$9.95/psf NNN
COLUMN SPACING	30' x 40'	OPERATING EXPENSES	\$3.02/psf
DOORS	(1) Dock Door (10' x 10') (1) Drive In Door (10' x 10')		
TRUCK COURT	Rear Loaded		
AUTO PARKING	65 Parking Spaces		

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FLOOR PLAN - 6,000 SF



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PHOTOS



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AERIAL LOCATION

