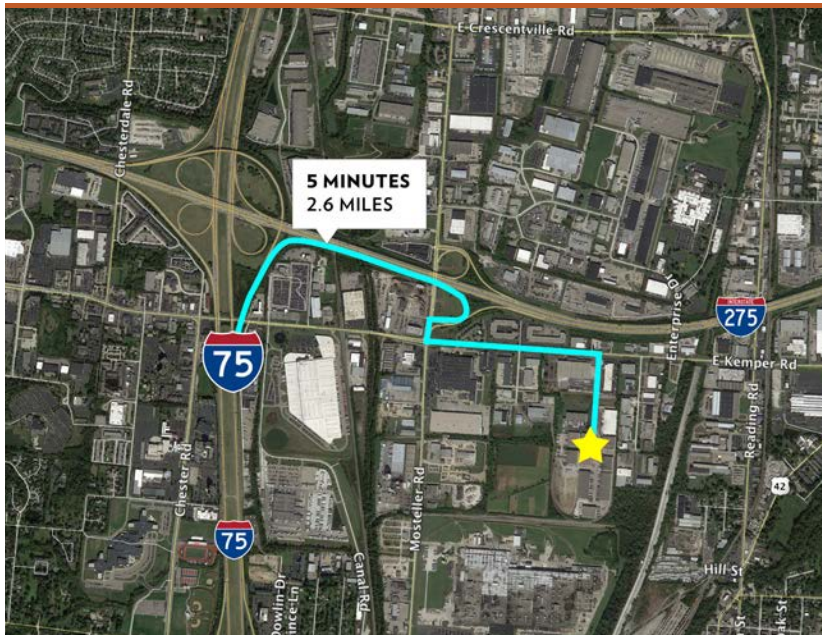




**3023 E. KEMPER RD. BUILDING 5 SHARONVILLE, OH 45241**

AVAILABLE FOR LEASE



## PROPERTY HIGHLIGHTS

 **41,200 Total SqFt**

- Located in City of Sharonville minutes to I-275 (Mosteller Rd.) & I-75 (Sharon Rd.)
- Building is renovated with new ESFR, remodeled office, dock doors, paint, and grinded/polished concrete floors
- Available: 4/1/2024
- Lease Rate: \$6.95/SqFt NNN + \$1.60/SqFt OpEx/CAM

 **CLICK HERE FOR AERIAL VIDEO**

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# 3023 E KEMPER RD

SHARONVILLE, OH

## PROPERTY DETAILS

### BUILDING 5

<b>Total SqFt:</b>	41,200	<b>Drive-in door:</b>	To Suit
<b>Warehouse SqFt:</b>	40,000	<b>Sprinkler:</b>	ESFR
<b>Office SqFt:</b>	1,200	<b>Electrical Service:</b>	120/208-volt/3-phase/200 amps
<b>Clear Height:</b>	28'-30'	<b>Heat:</b>	Natural gas fired units heaters
<b>Year Built:</b>	1967 (Remodel 2024)	<b>Roof:</b>	Ballasted rubber membrane
<b>Type Construction:</b>	Concrete block and metal	<b>Truck court:</b>	120' (concrete + asphalt)
<b>Lighting:</b>	LED's throughout	<b>Parking Lot:</b>	5+ spaces
<b>Column Spacing:</b>	44' x 44'	<b>Restrooms:</b>	One (1) set: office + single in warehouse
<b>Dock door:</b>	Nine (9) – 10'x10'; (5) with edge of dock levelers		

## PROPERTY PHOTOS



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AERIAL VIEW



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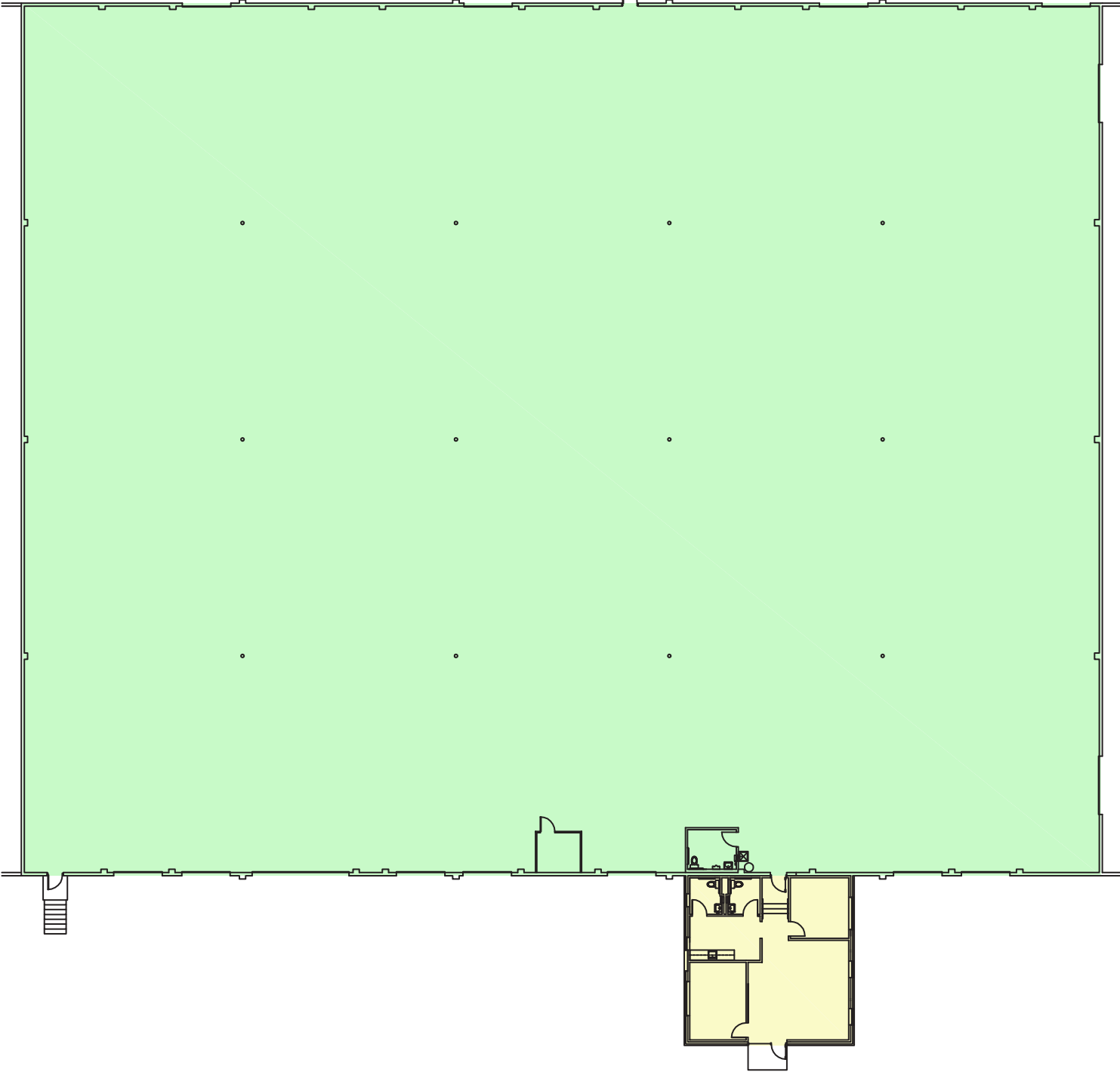
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**3023 E KEMPER RD**  
SHARONVILLE, OH

FLOOR PLAN



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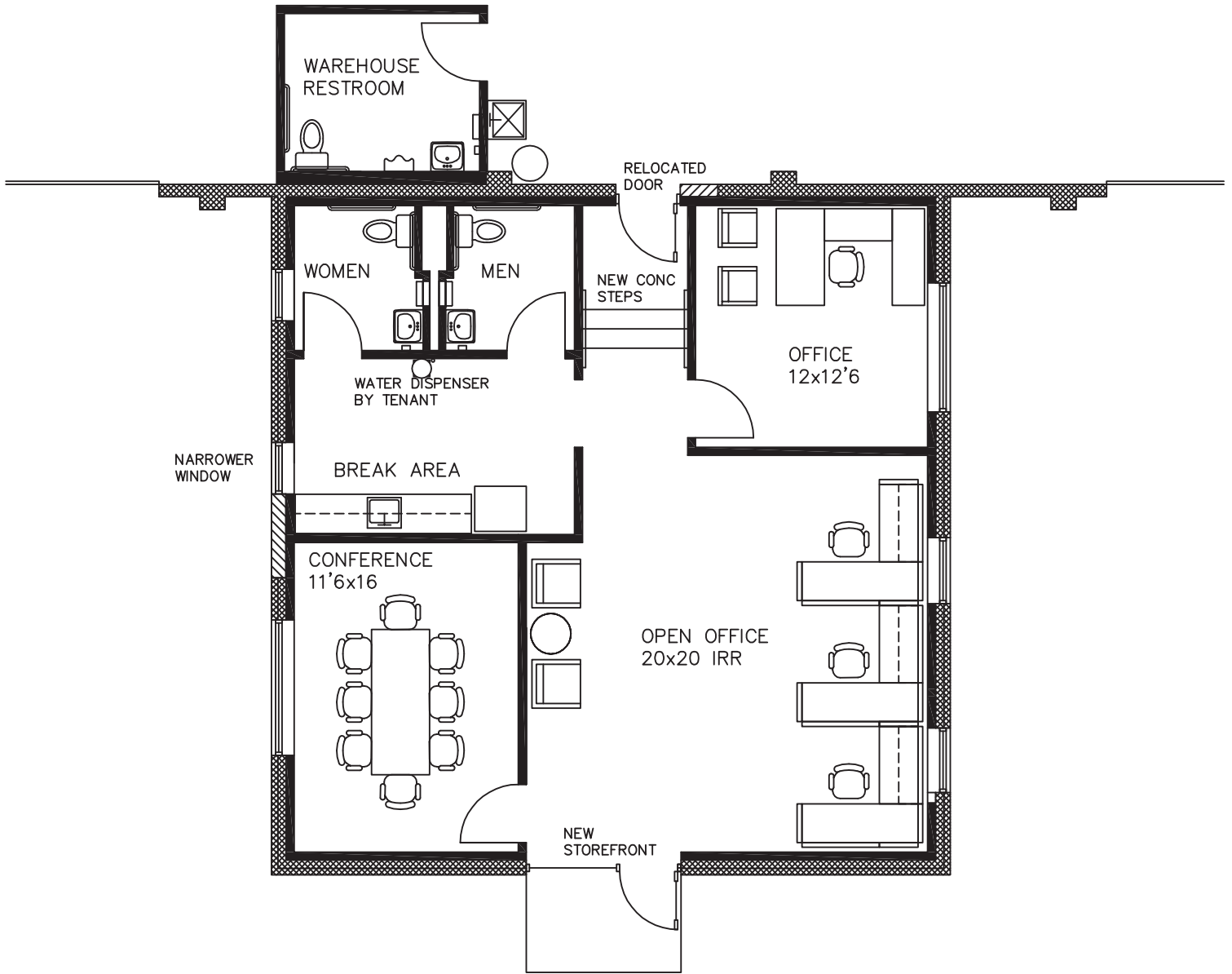
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