 **JLL** SEE A BRIGHTER WAY

For lease

21,168 SF Available

3143 Western Row
Deerfield Township, OH
45039





Property Details

Total SF	21,168
Acres	2.13
Year Built/Renovated	1988/2024
Clear Height	20'
Office SF	4,029
Power	3 Phase/240V/725 Amps
Docks	2

Drive In	1
Parking Spots	43
Parcel ID	16-22-200-064
Sprinkler	Wet system
Zoning	GB- General Business
Lease Rate	\$9.95 PSF NNN
Op.Ex.	\$2.03 PSF

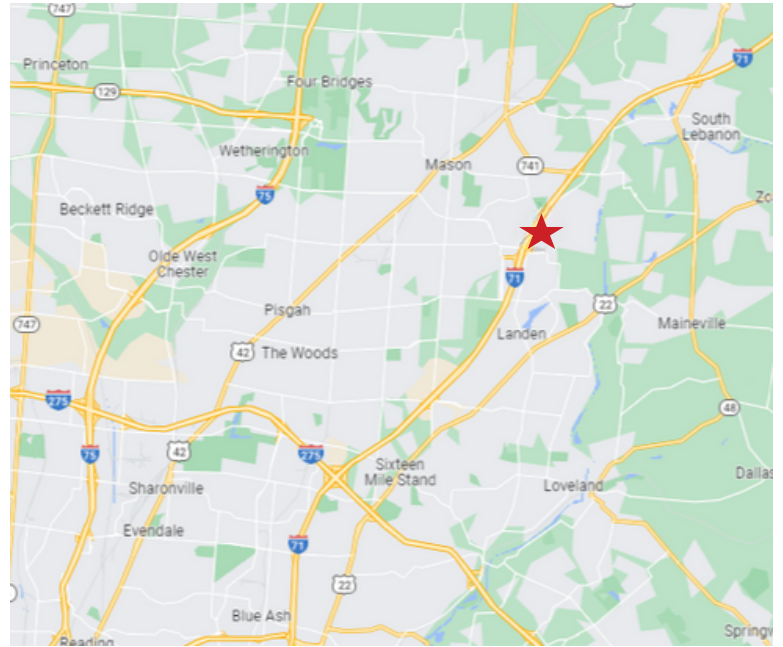
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Advantages and amenities

- 0.3 miles to I-71
- Close proximity to numerous households

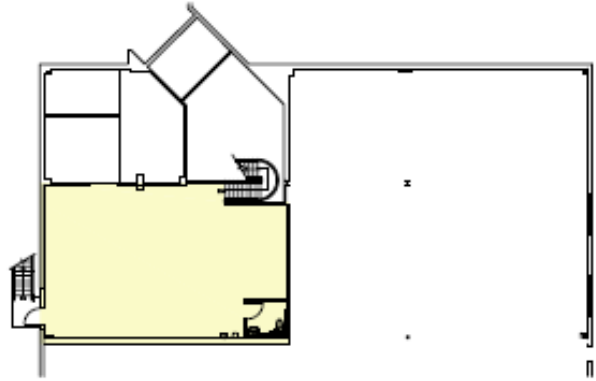
Interior & Exterior Renovations:

- Brand new office space
- LED lights throughout
- Interior & exterior paint
- New office HVAC and warehouse heaters
- Polished concrete floors
- New dock doors and dock equipment as necessary
- New landscaping

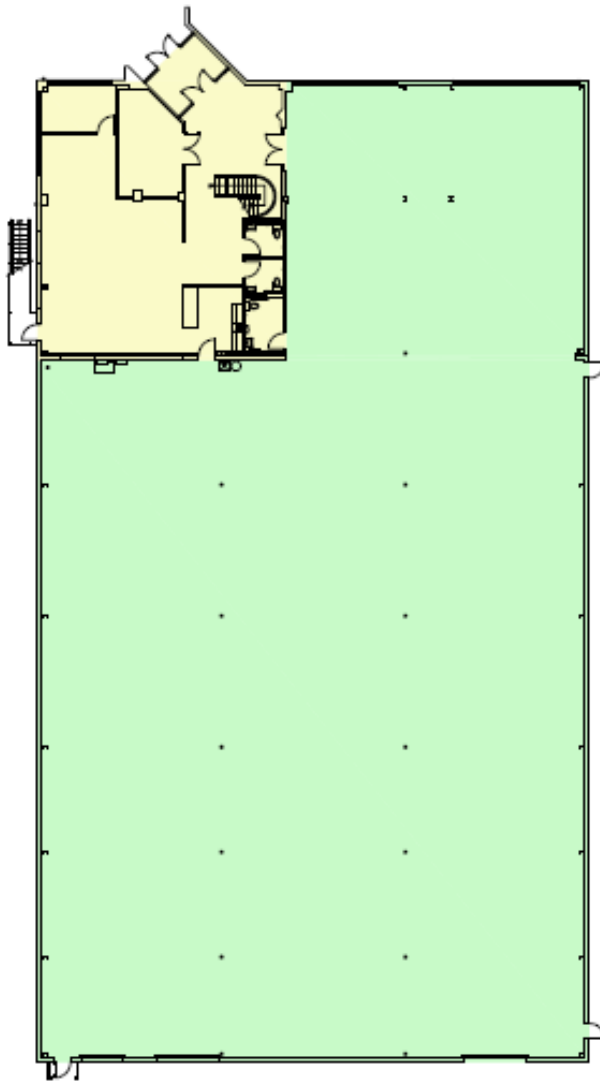


Floorplan

	OFFICE	
	FLOOR 2	1,410 SF
	FLOOR 1	2,819 SF
	SUB-TOTAL	4,029 SF
	WAREHOUSE	
	FLOOR 1	17,139 SF
	TOTAL	21,168 SF TOTAL



Floor 2



Floor 1