



FOR LEASE

## 360 Harmon Ave.

**360 HARMON AVE.  
LEBANON, OH 45036**

### Available Space

±37,581 SF

### Office Space

±4,455 SF

### Lease Rate

\$6.95

### Operating Expenses

\$1.41/SF

### Available

Immediately

### Property Highlights

- 19'-26' Clear height
- 3 Docks with pit levelers and 3 Drive-ins
- Recoated roof with warranty
- Outside storage capabilities (1-2 acres)
- ±4.5 Miles from I-71 and ±6.7 miles from I-75

### Interior and Exterior Building Improvements

- Fully renovated office space, restrooms and breakroom
- LED lights throughout
- Interior and exterior paint
- Polished concrete floors
- New HVAC and warehouse heaters as needed
- New dock and drive-in doors and equipment as needed
- New landscaping

*For information, please contact:*

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# NEWMARK



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**BUILDING SPECIFICATIONS**

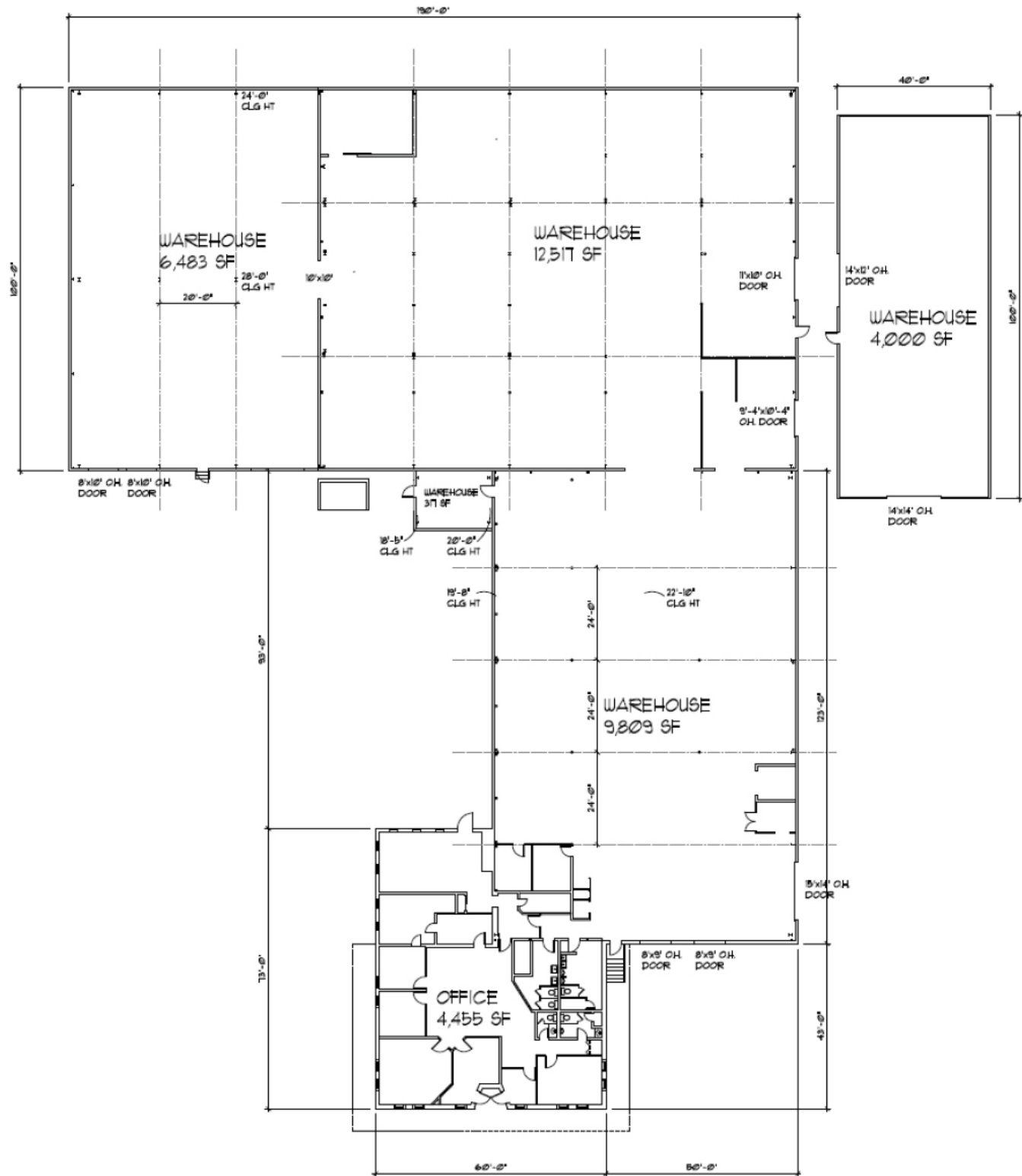
<b>Location</b>	Lebanon, OH Warren County	<b>Sprinkler</b>	Wet
<b>Available Space</b>	±37,581 SF	<b>Air Conditioning</b>	Yes; in office
<b>Office Size</b>	±4,455 SF	<b>Ventilation Fans</b>	Yes
<b>Warehouse Size</b>	±29,126 SF	<b>Compressed Air Lines</b>	Yes
<b>Total Building Size</b>	±37,581 SF	<b>Lighting</b>	LED
<b>Pole Barn</b>	±4,000 SF - 1 drive in 13x12 - 16' clear	<b>Cranes</b>	Yes; 2-ton – qty. 1
<b>Land</b>	- Main Building ±3 Acres - Additional land ±1.38 Acres - Storage unit on ±1.2 Acres	<b>Electrical Service</b>	City of Lebanon  185 amps, 480 volt, 3 phase
<b>Zoning</b>	I-2 Heavy Industrial	<b>Gas</b>	Duke Energy
<b>Year Built</b>	1972	<b>Sewer</b>	City of Lebanon
<b>Construction</b>	Metal	<b>Water</b>	City of Lebanon
<b>Building Dimensions</b>	N/A	<b>Floor Drains</b>	Yes
<b>Column Spacing</b>	- Clear span portion - 22'x48' warehouse	<b>Scales</b>	Yes; qty. 1
<b>Floor Thickness</b>	5" reinforced concrete	<b>Available</b>	Immediately
<b>Roof Type</b>	Recoated stain metal roof with warranty	<b>Lease Rate</b>	\$6.95/SF
<b>Clear Height</b>	19'-26'	<b>Operating Expenses</b>	CAM = \$0.67/SF RET = \$0.54/SF Insurance = \$0.20/SF Total = \$1.41/SF
<b>Docks</b>	3 Docks with pit levelers		
<b>Drive-in</b>	3		
<b>Parking</b>	±30 Spaces (Expandable)		
<b>Restrooms</b>	2 Sets; 1 in plant and 1 in office		



PROPERTY PHOTOS

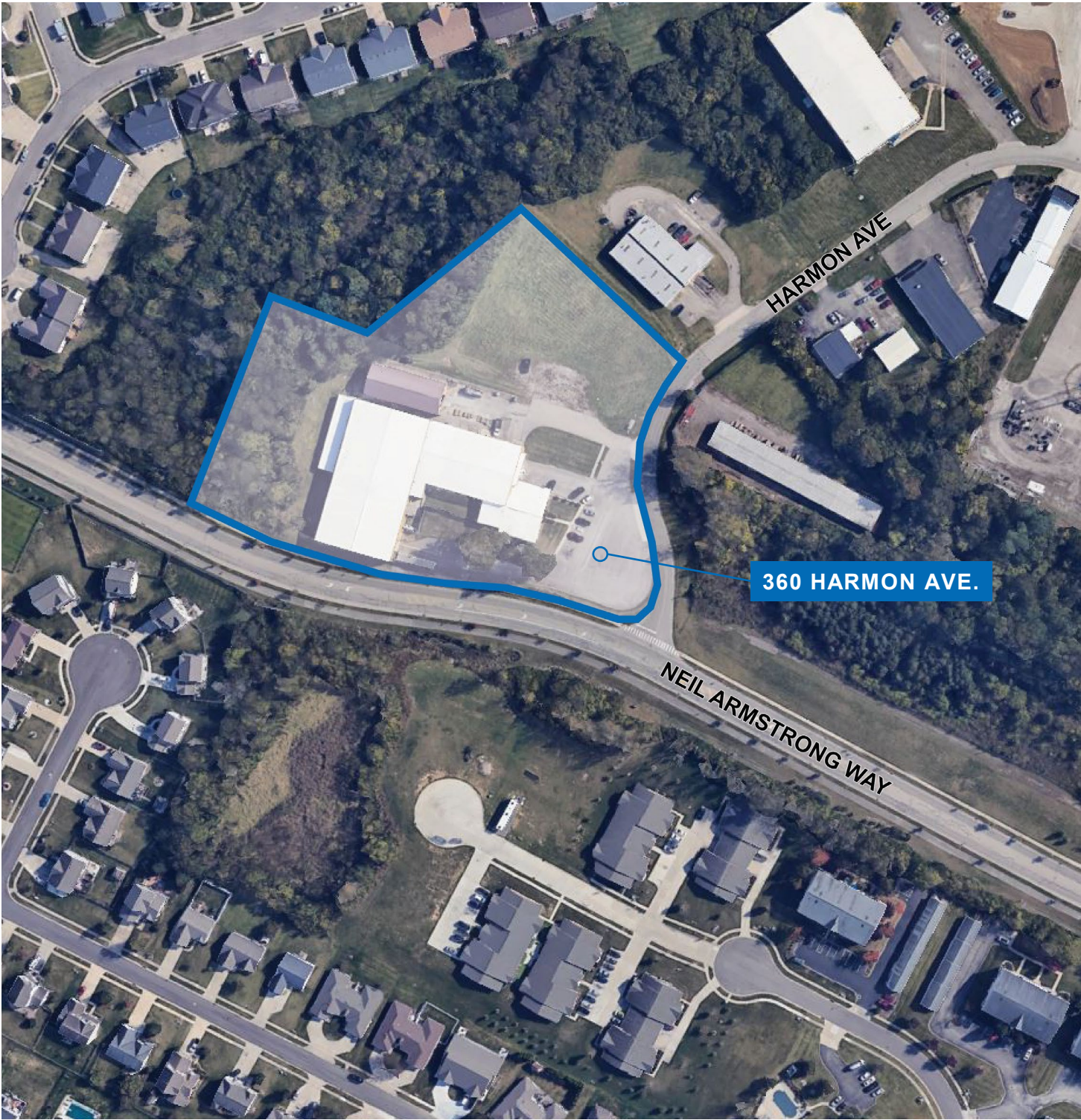


FLOOR PLAN



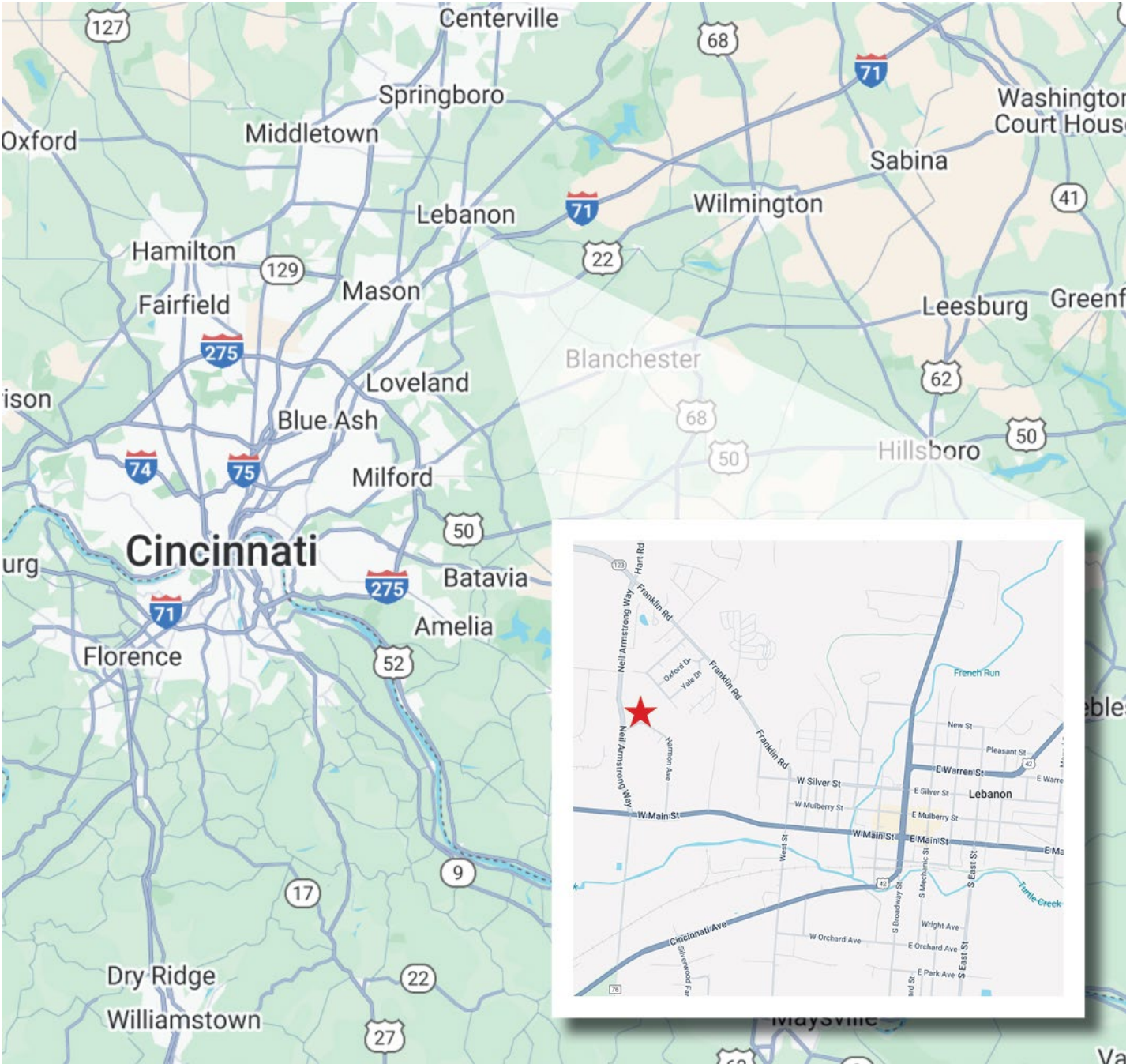


AERIAL MAP





LOCATOR MAP



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