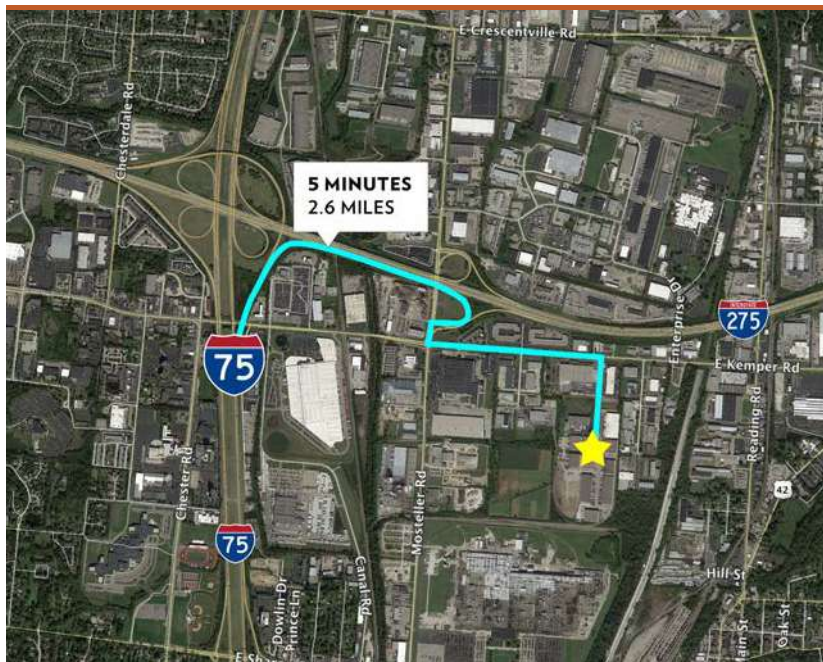




3023 E KEMPER RD. BLDG. 10 SHARONVILLE, OH 45241

AVAILABLE FOR LEASE



PROPERTY HIGHLIGHTS



20,000 Total SqFt

- Located in City of Sharonville minutes to I-275 at Mosteller Rd. and I-75 at Sharon Rd.
- Potential surplus trailer parking available for lease
- Building is renovated with remodeled office, dock doors, paint, and grinded/polished concrete floors.
- Lease Rate: \$6.95/SqFt NNN plus \$1.78/SF OpEx/CAM
- Available Q1 2026



CLICK HERE FOR AERIAL VIDEO

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Rod MacEachen

(513) 675-5764

Rod@SqFtCommercial.com

Roddy MacEachen

(513) 739-3985

Roddy@SqFtCommercial.com

Jared Wagoner

(812) 890-1768

Jared@SqFtCommercial.com

Amy Castaneda

(503) 310-9768

Amy@SqFtCommercial.com

BROCHURE DESIGNED BY NICK TEDESCHI. CONTACT NICK AT HELLO@DESIGNEDBYNICK.COM OR 781-752-9699 TO DISCUSS YOUR MARKETING NEEDS.

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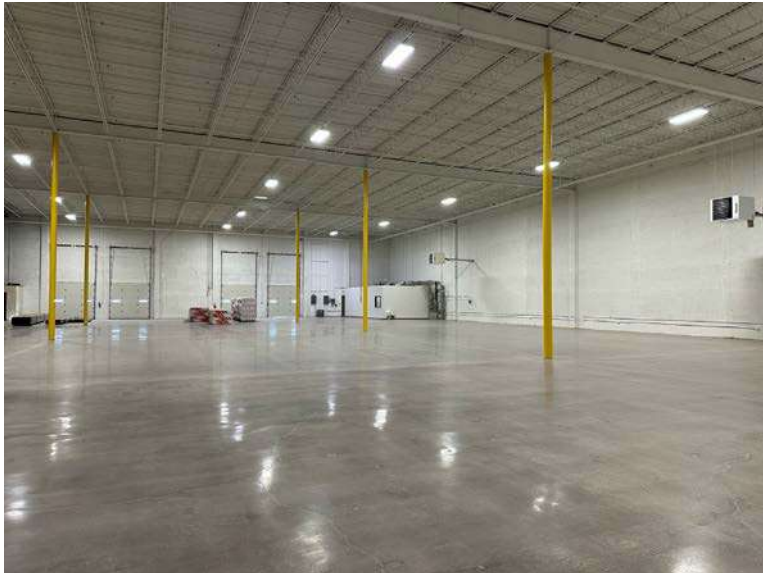
PROPERTY DETAILS

BUILDING 10

Total SqFt:	20,000
Warehouse SqFt:	19,132
Office SqFt:	620
Clear Height:	28'
Year Built:	1960's; renovated in 2018 and again in 2023
Type Construction:	Concrete block and metal
Lighting:	LED's
Column Spacing:	45'x45'
Dock door:	Four (4) - 10'x10' including (1) edge of dock leveler

Drive-in door:	BTS
Sprinkler:	Dry System
Electrical Service:	120/208-volt, single phase, 100-amps and 240-volt, 3-phase, 225-amps
Heat:	Natural gas-fired unit heaters
Roof:	Rubber membrane
Truck court:	120' + heavy duty asphalt
Parking Lot:	Eight (8) spaces
Restrooms:	One (1) single + shower

PROPERTY PHOTOS



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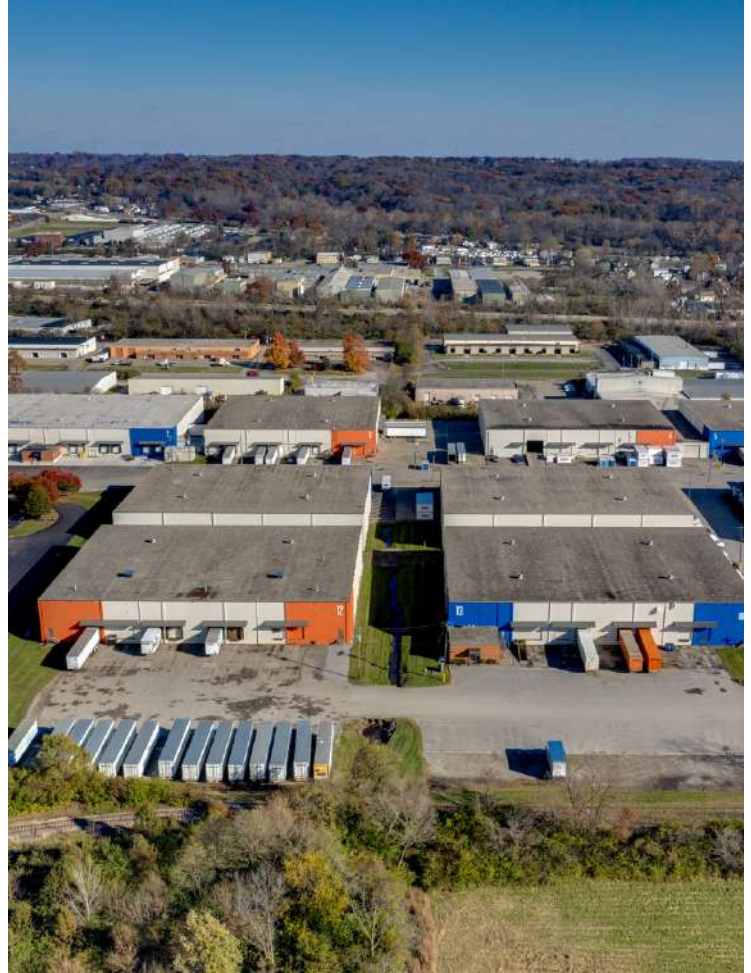
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AERIAL VIEW



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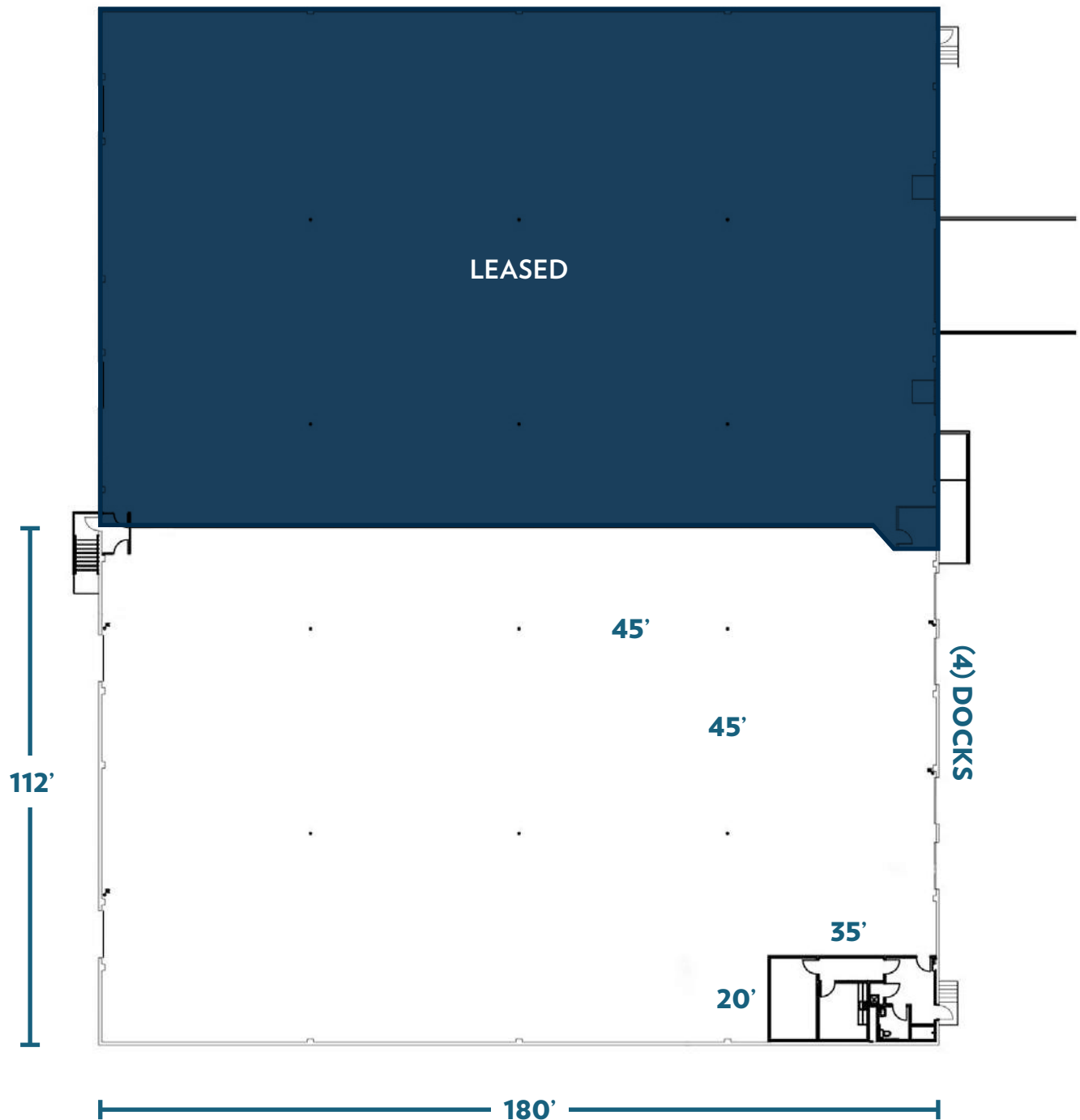
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FLOOR PLAN



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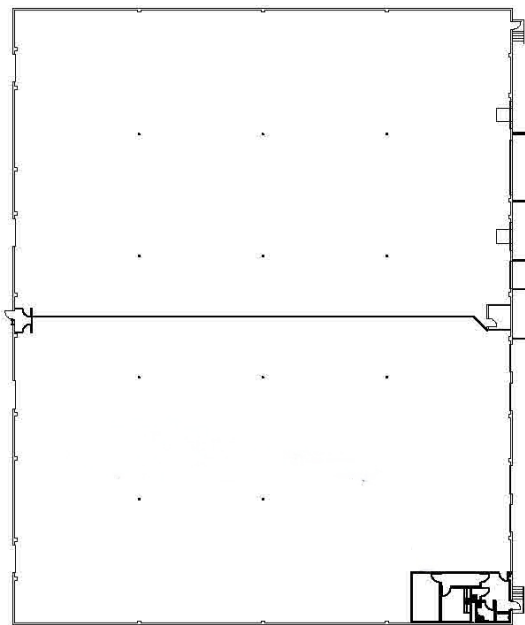
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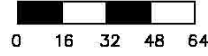
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FLOOR PLAN



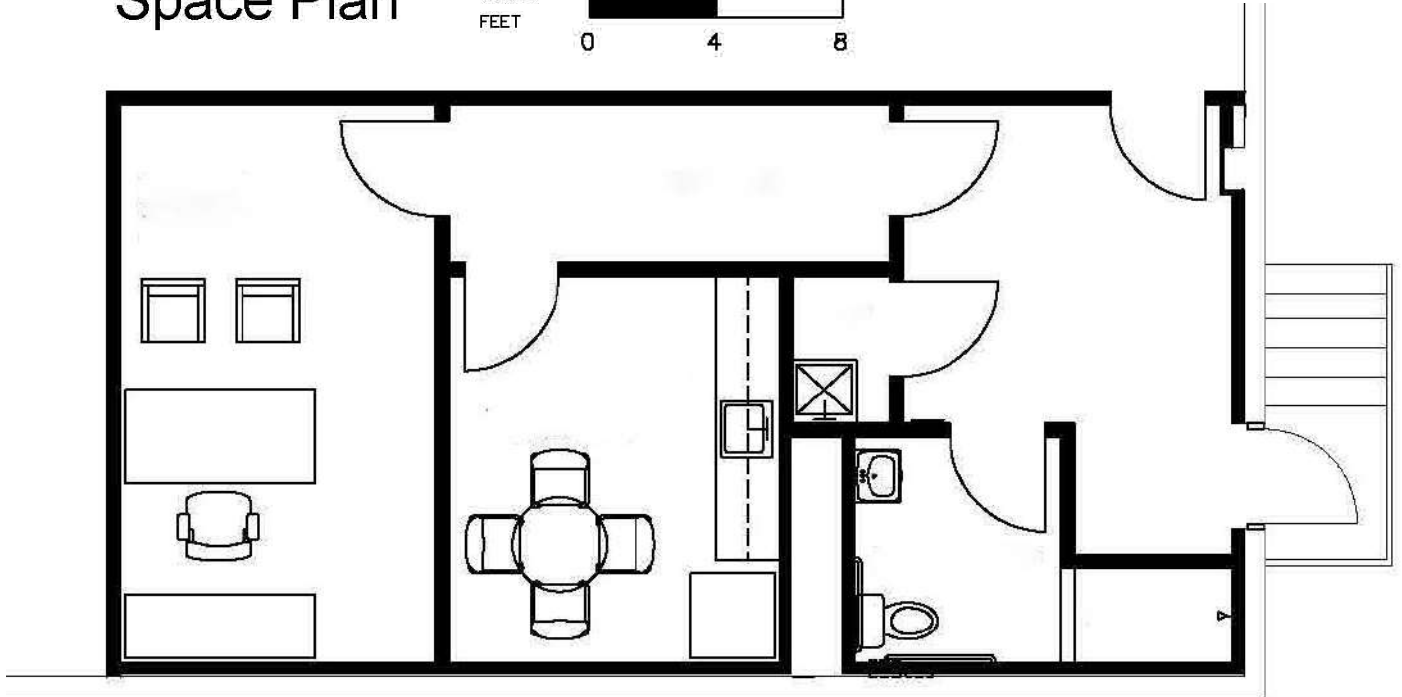
Key Plan

SCALE
FEET



Space Plan

SCALE
FEET



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