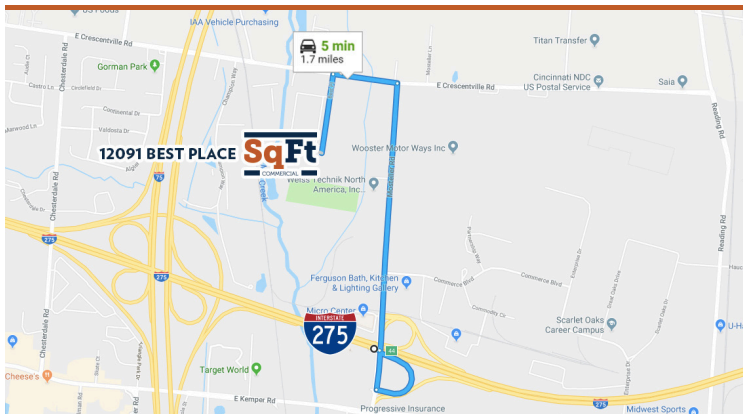




12091 BEST PLACE, SHARONVILLE, OH 45241 – HAMILTON COUNTY

AVAILABLE FOR SALE OR LEASE



PROPERTY HIGHLIGHTS

 **24,720 Total SqFt**

- Located in City of Sharonville within minutes to I-71/I-75
- Building has drive-thru capabilities (13-bays)
- Secure fenced truck court/storage area

Total SqFt:	24,720 (412' x 60')
Warehouse SqFt:	21,120 (352' x 60')
Office SqFt:	3,600 (60' x 60')
Acreage:	4.3 acres
Clear Height:	14'-16'
Year Built:	1996
Type Construction:	Pre-engineered metal (fully insulated) and concrete block (office area)
Lighting:	Metal halide
Column Spacing:	Clear span
Dock doors:	Four (4): 8'x10' with mechanical pit levelers and seals

Drive-in doors:	Twenty-Six (26); 24-16'x12' and 2-16'x14'
Sprinkler:	Wet system
Electrical Service:	208V/3-phase/350amps
Heat:	Natural gas
Roof:	Metal
Truck court:	125'; heavy duty asphalt (fully fenced/secured)
Parking Lot:	50 spaces
Restrooms:	One (1) set in office
Assessed Valuation:	\$951,610 (\$39/SqFt)
Annual Property Taxes:	\$24,245 (\$0.98/SqFt)
Hamilton County Parcel ID:	608-0023-0246-00

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12091 BEST PLACE
SHARONVILLE, OH

AERIAL VIEW



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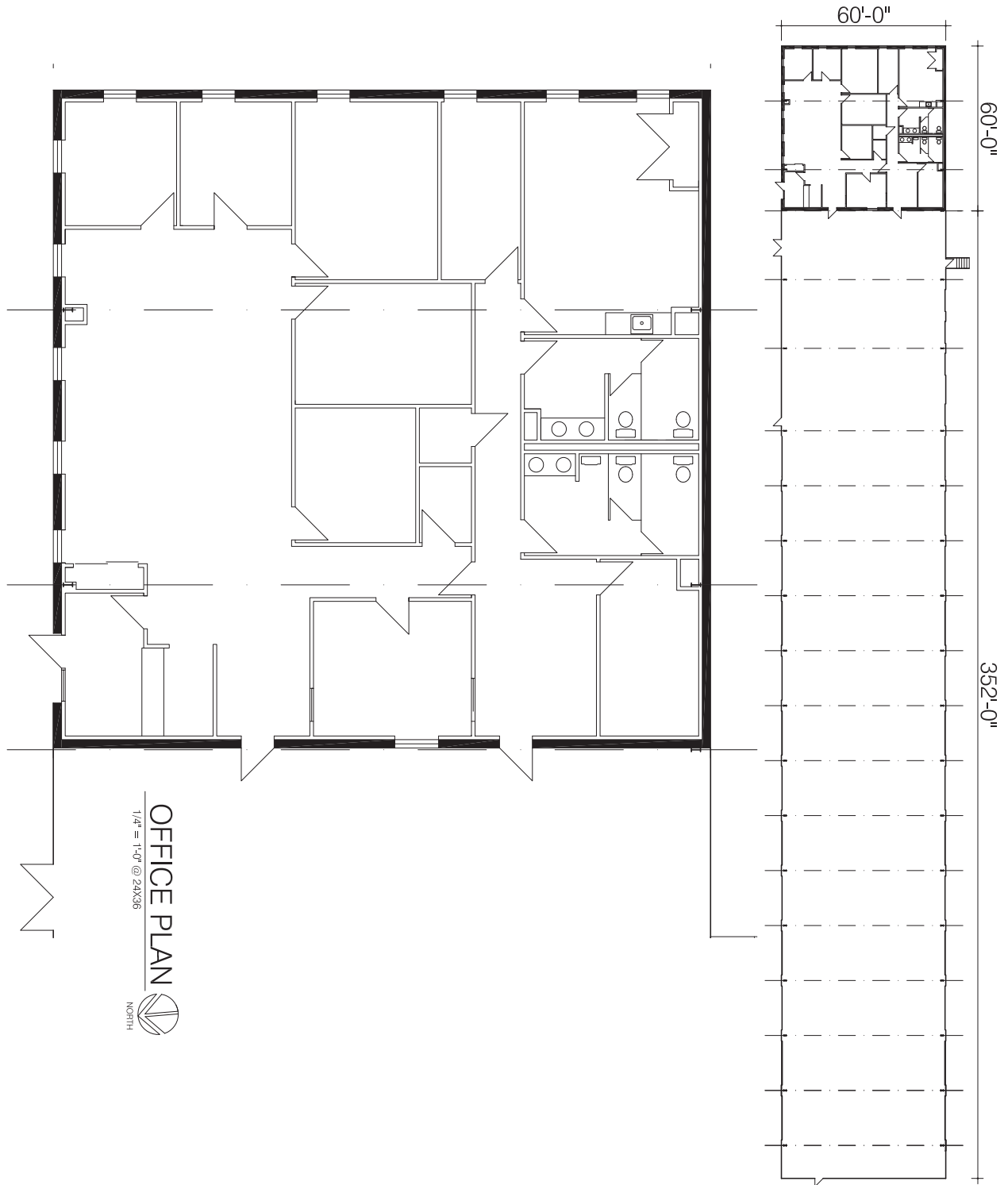
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FLOOR PLAN



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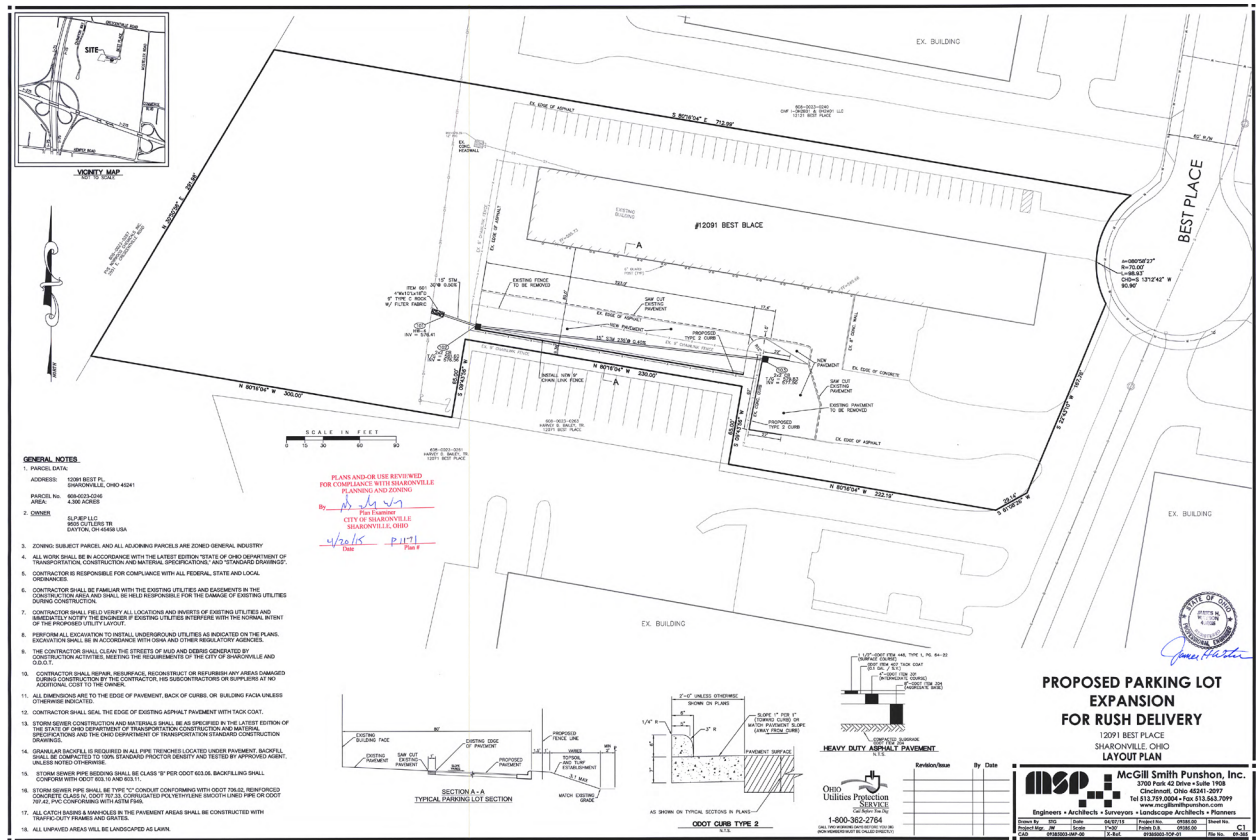
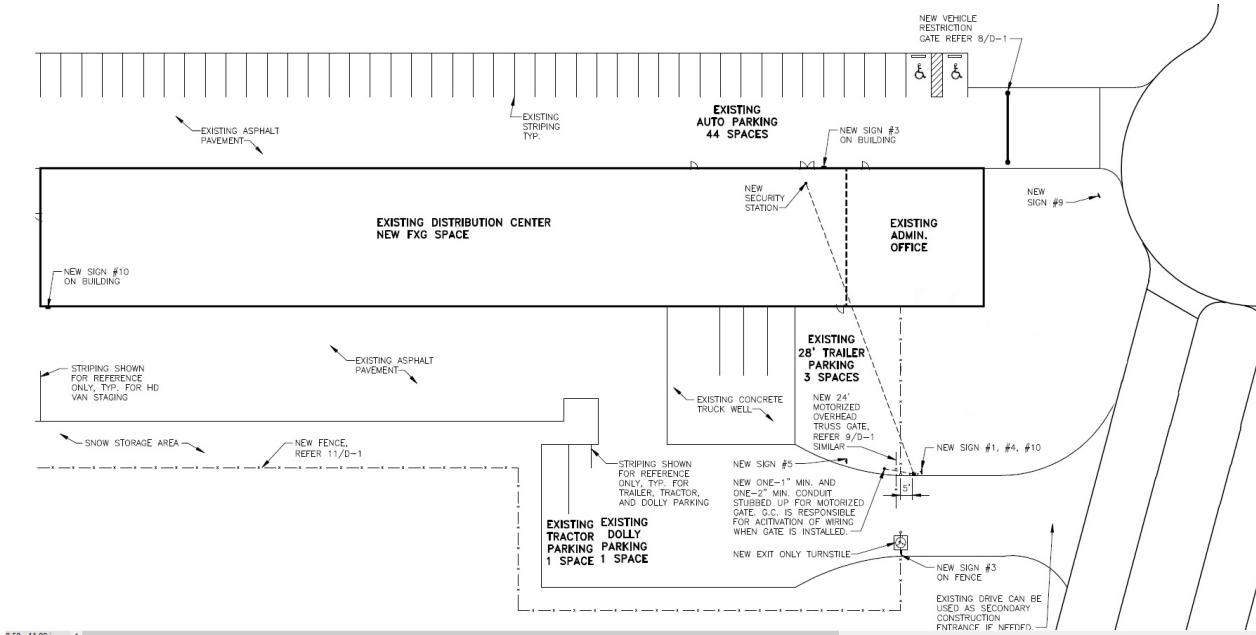
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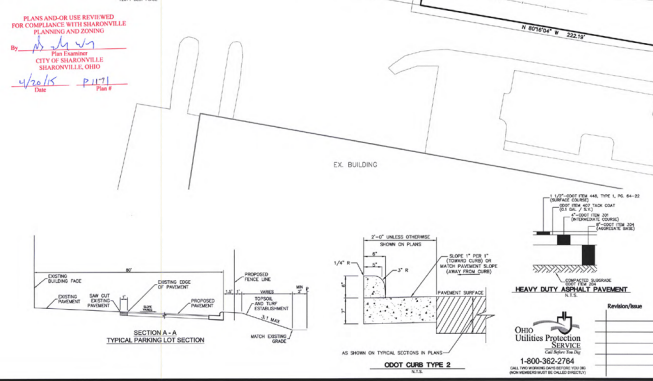
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12091 BEST PLACE SHARONVILLE, OH

SITE PLAN



- GENERAL NOTES:**
1. PARCEL DATA:
 12091 BEST PL.
 SHARONVILLE, OH 43081
 ADDRESS:
 4.300 ACRES
 2. OWNER:
 SQUIFT LLC
 10000 WOODLAWN BL.
 DAYTON, OH 45424-1000
 3. ZONING: SUBJECT PARCELS AND ALL ADJOINING PARCELS ARE ZONED GENERAL INDUSTRY
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION STATE OF OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS, AND STANDARD DRAWINGS.
 5. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH ALL FEDERAL, STATE AND LOCAL AGENCIES.
 6. CONTRACTOR SHALL BE FAMILIAR WITH THE EXISTING UTILITIES AND ESTABLISHMENTS IN THE CONSTRUCTION AREA AND SHALL BE HELD RESPONSIBLE FOR THE DAMAGE OF EXISTING UTILITIES DURING CONSTRUCTION.
 7. CONTRACTOR SHALL FIELD VERIFY ALL LOCATIONS AND INVERTS OF EXISTING UTILITIES AND MARKERS AND NOTIFY THE ENGINEER IF EXISTING UTILITIES INTERFERE WITH THE NORMAL PROGRESS OF THE PROPOSED CONSTRUCTION.
 8. PERFORM ALL EXCAVATION TO INSTALL UNDERGROUND UTILITIES AS INDICATED ON THE PLANS. EXCAVATIONS SHALL BE IN ACCORDANCE WITH OHIO AND OTHER RELEVANT AGENCIES.
 9. THE CONTRACTOR SHALL CLEAN THE STREETS OF MUD AND DEBRIS GENERATED BY CONSTRUCTION ACTIVITIES, MEETING THE REQUIREMENTS OF THE CITY OF SHARONVILLE AND ODOT.
 10. CONTRACTOR SHALL OBTAIN NECESSARY PERMITS OR APPROVALS FOR AREAS DAMAGED DURING CONSTRUCTION BY THE CONTRACTOR, HIS SUBCONTRACTORS OR SUPPLIERS AT HIS OWNERS' COST TO THE OWNER.
 11. ALL EMBLEMES ARE TO THE EDGE OF PAVEMENT, BACK OF CURBS, OR BUILDING FACIA UNLESS OTHERWISE INDICATED.
 12. CONTRACTOR SHALL SEAL THE EDGE OF EXISTING ASPHALT PAVEMENT WITH TRUCK COAT.
 13. STORM SEWER CONSTRUCTION AND MATERIALS SHALL BE AS SPECIFIED IN THE LATEST EDITION OF THE MANUAL OF PRACTICE FOR THE DESIGN AND CONSTRUCTION OF STORM SEWER SYSTEMS, AS SHOWN ON THESE PLANS.
 14. STORMWATER RUNOFF IS REQUIRED IN ALL PIPE TRENCHES LOCATED UNDER PAVEMENT. BACKFILL SHALL BE COMPACTED TO 90% STANDARD PROCTOR DENSITY AND TESTED BY APPROVED AGENT, UNLESS REFERRED OTHERWISE.
 15. STORM SEWER PIPE BEDDING SHALL BE CLASS 'B' PER ODOT 6346. BACKFILLING SHALL CONFORM WITH ODOT 6346 AND 6347.
 16. STORM SEWER PIPES SHALL BE TYPE '2' CONDUIT CONFORMING WITH ODOT TABLES, REINFORCED CONCRETE CLASSIC 2007 OR 22. CONDUIT FOR VEHICLES SHOULD USE PIPE OR DUCT AT 42\"/>



PROPOSED PARKING LOT EXPANSION FOR RUSH DELIVERY
 SHARONVILLE, OHIO
 LAYOUT PLAN

McGill Smith Punshon, Inc.
 2700 Park 42 Drive • Suite 1100
 Cincinnati, Ohio 45241-2897
 Tel: 513.733.9004 • Fax: 513.653.7099
 www.mcgillsmithpunshon.com

Engineers • Architects • Surveyors • Landscape Architects • Planners

Drawn by: JWP Date: 04/15/11 Project: 12091-01
 Checked by: JWP Date: 04/15/11 Scale: 1"=40'-0"
 Title: LAYOUT PLAN

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12091 BEST PLACE
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ADDITIONAL PHOTOS



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