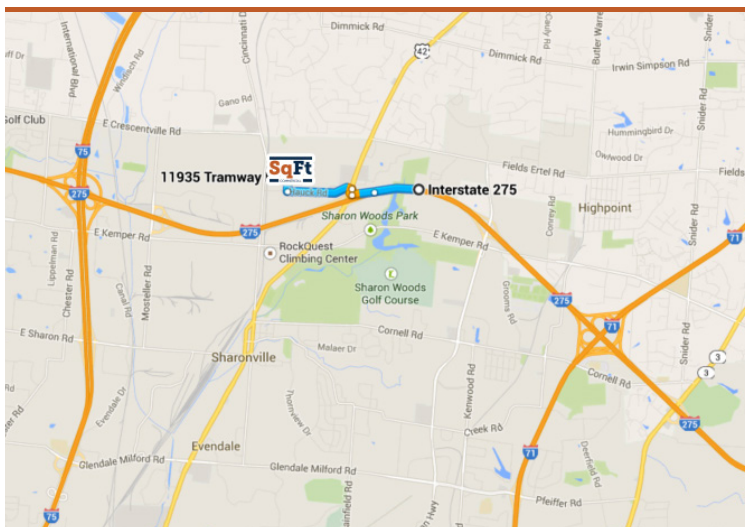




11935 TRAMWAY DRIVE, CINCINNATI, OH 45241
 AVAILABLE FOR LEASE - CLASS A NEW CONSTRUCTION



PROPERTY HIGHLIGHTS

 **12,500 Total SqFt Available**

- Class A facility (2016 construction)
- Located one-mile from I-275 and I-75
- City of Sharonville - Hamilton County
- Lower operating costs due to property tax abatement
- On site owner/management
- Offices finished to suit
- Divisible to 6,250 SqFt

Warehouse SqFt:	12,500 (100'x125')
Office SqFt:	To Suit
Acreage:	5,472
Clear Height:	20'+
Year Built:	2016
Construction:	Precast Concrete – Fully Insulated
Lighting:	To Suit – LED or T-5's
Column Spacing:	50' x 62'6"
Dock Doors:	Two (2) – 9'x10'. One (1) with mechanical pit leveler. Expandable up to Four (4) docks total.

Drive-in Doors:	To Suit
Floor Thickness:	6" reinforced
Roof:	Metal
Sprinkler:	ESFR
Electrical Service:	480V/3-phase
Heat:	Natural gas-fired unit heaters
Truck Court:	120' - Heavy duty asphalt
Parking Lot:	Twenty (20)
Restrooms:	To suit
Parcel ID:	608-0027-0179-00

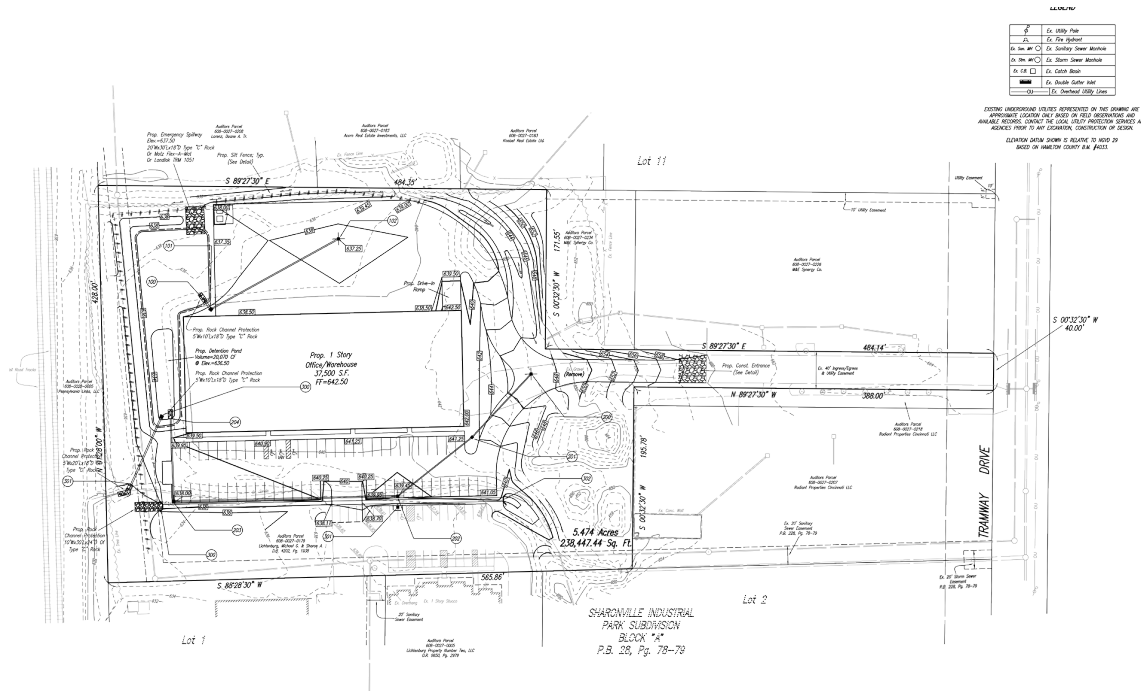
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11935 TRAMWAY DRIVE CINCINNATI, OH

SITE PLAN



AERIAL



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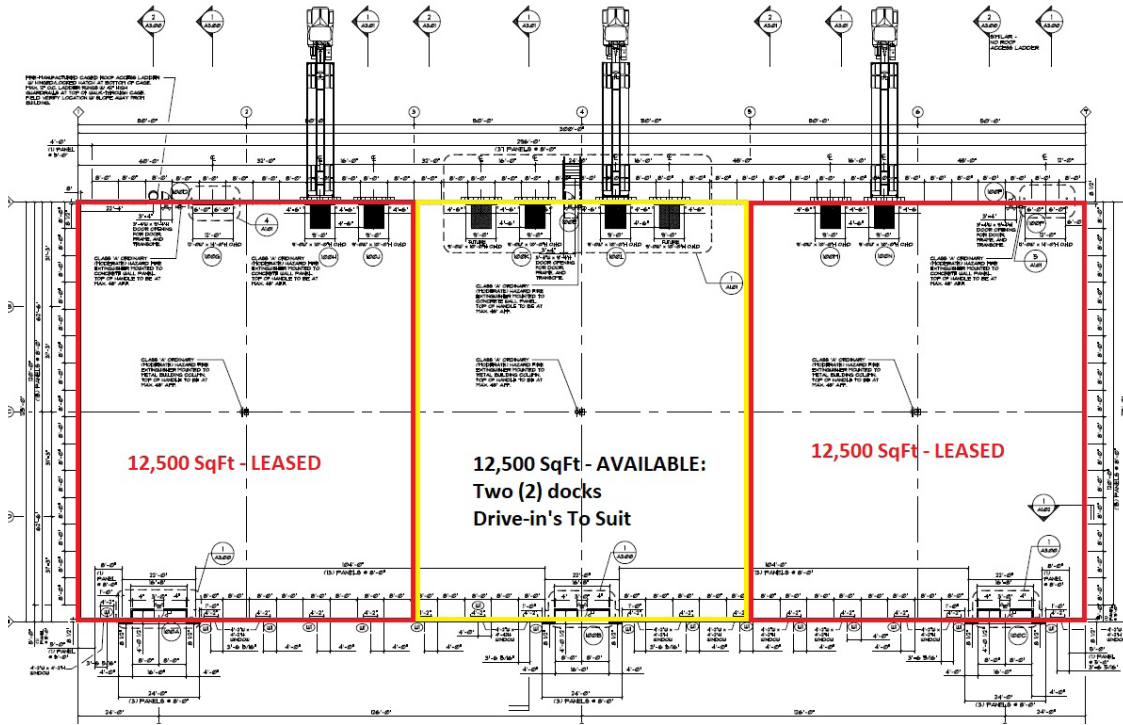
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FLOOR PLAN



ADDITIONAL PHOTO



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CINCINNATI, OH

ADDITIONAL **PHOTOS**



[CLICK HERE FOR AERIAL PHOTOS](#)

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