



AVAILABLE FOR LEASE

2881 E. Sharon Road Evendale, OH 45241

54,966 s.f.



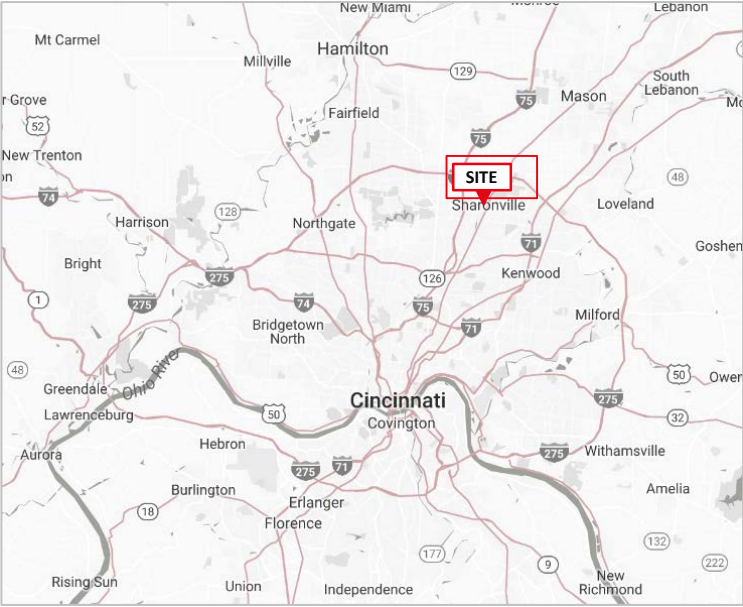
Property Highlights

- Located one mile from I-75/ Sharon Rd. interchange
- Newly renovated building
- Local, professional management
- High cube, single tenant distribution space
- A/C warehouse

Property Statistics

- Total available: 54,966 s.f.
- Office space: 1,300 s.f.
- Lot size: Situated on 4.045 acres
- Clear height: 30'
- Loading: Eight (8) dock doors
One (1) drive-in door

Market map



Local map



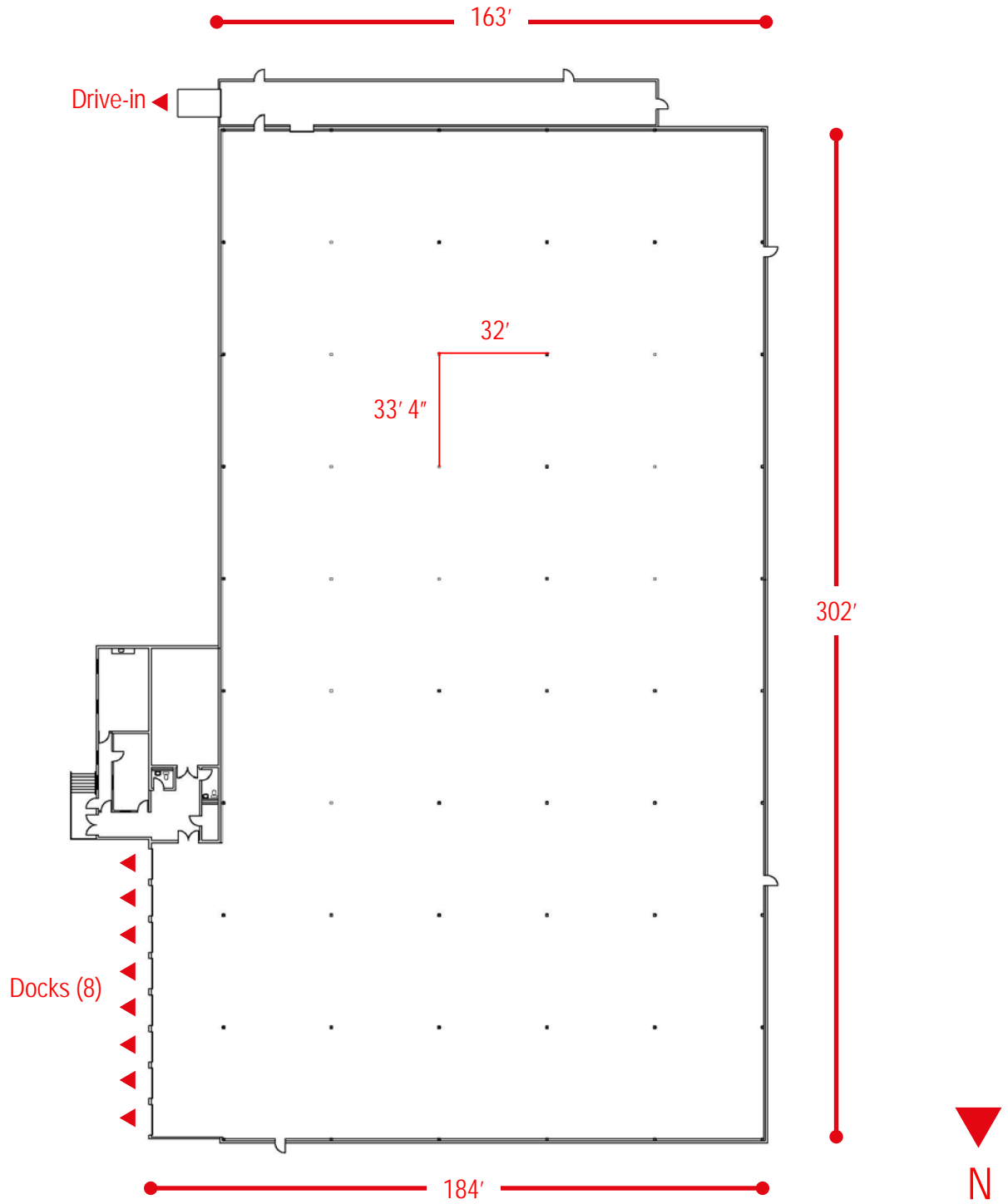
Aerial map



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Proposed building plan



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Jurisdiction	Village of Evendale, Hamilton County	Truck court	165' With concrete dolly pad
Zoning	Industrial Flex I	Warehouse lighting:	LED ≥ 30 f.c.
Parcel #	611-0030-0159-00	Roof	EPDM
Annual taxes	\$0.58 / s.f.	Warehouse heating	Gas fired unit heaters
Total building size	54,966 s.f.	Warehouse A/C	(2) ground mounted package units
Construction type	Block / metal	Electric service	480v/ 3 phase/ 3,200amps
Year built	1973	Provider	Duke Energy www.dukeenergy.com/ohio/service 800-544-6900
Renovated	2017	Gas service	Duke Energy www.duke-energy.com/ohio/service 800-544-6900
Land acreage	4.045 acres	Water service provider	Greater Cincinnati Water Works www.cincinnati-oh.gov/water/ 513-591-7700
Clear height	30' clear height	Telecomm/data	Cincinnati Bell or Time Warner
Building depth	typ. 163'	Lease rate:	\$4.00 / s.f. NNN
Column spacing	33'4"w x 32'd	Operating Expenses:	\$0.90 / s.f.
Dimensions	Warehouse – 302'w x 163'd		
Main office space	1,300 s.f.		
Drive-in door	One (1) – 9'w x 11'6"h		
Dock door	Eight (8) – 9'w x 9'h Two (2) with mechanical pit levelers & three (3) with EOD's; includes lights, shelters and seals		

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