



## LAND AVAILABLE

# Monroe Commerce Center

6540 Hamilton Lebanon Rd  
Monroe, Ohio 45044

4 acre corner lot available along highly visible SR 63. Five minutes to I-75. Zoned L-1, light industrial.



### Property

28,210SF or 47,500SF Available  
4 Acres Available for BTS  
High Visibility on SR 63



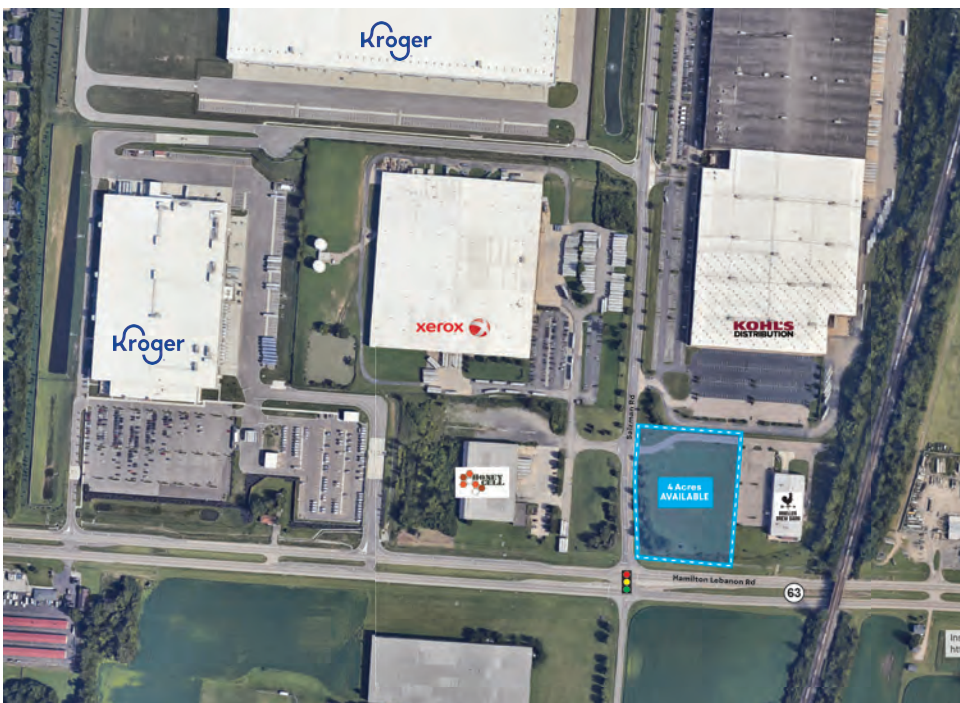
### Proposed Building Specs

Clear Height – 30 feet  
Building Dimension – 182' x 260'  
Docks – 11 (9' x 10")



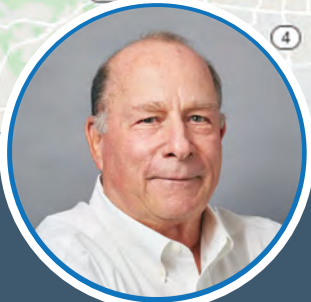
### Population

29,210 within 3 mile  
104,734 within 5 miles  
362,540 within 10 miles





**6540 Hamilton Lebanon Road, Monroe, Ohio 45044**



**John Westheimer**  
President

**FOR MORE  
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**Westheimer**

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