



LIBERTY  
PROPERTY  
TRUST

FOR LEASE

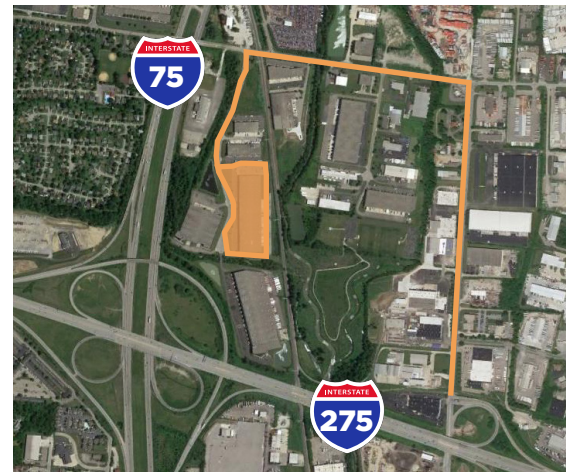
± 215,334 SF

12110 Champion Way | Sharonville, OH 45241



### PROPERTY FEATURES

- 1.5 miles to I-275 via Mosteller Road near I-75
- ±215,334 SF available; ±6,400 SF office
- 28' - 29' clear height
- 40' x 40' column spacing
- 22 dock doors with levelers, locks & seals
- 1 drive-in door
- T5 high-efficiency lighting with motion sensors
- ESFR sprinkler system
- Gated & secured truck court
- ±306 auto spaces



Si Pitstick, SIOR, CCIM | 513.864.6600 | si.pitstick@ngkf.com  
Josh Young, SIOR | 513.864.6602 | josh.young@ngkf.com

Newmark Grubb  
Knight Frank  
Industrial



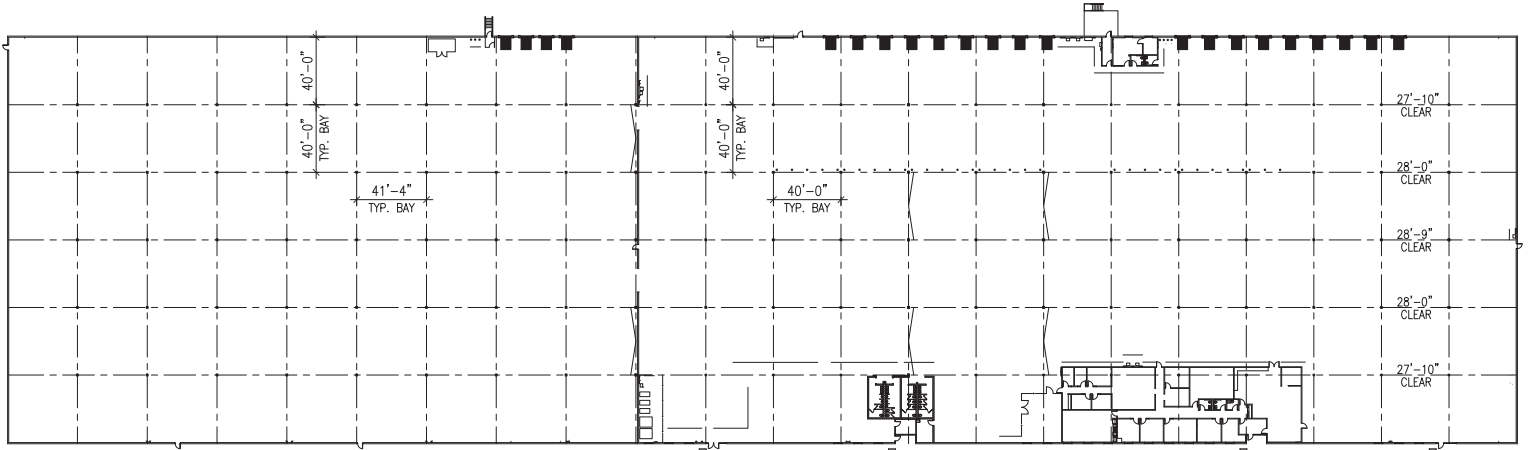


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500 Chesterfield Parkway, Malvern, PA 19355 | 610.722.4167 | [libertyproperty.com](http://libertyproperty.com)



**PROJECT FACTS**

<b>Location</b>	City of Sharonville, Hamilton County
<b>Building Size</b>	±215,334 SF
<b>Office Size</b>	±6,400 SF
<b>Year Built</b>	2001
<b>Construction</b>	Tilt-up/precast concrete
<b>Clear Height</b>	28' - 29'
<b>Building Dimensions</b>	896' x 240'
<b>Column Spacing</b>	40' x 40'
<b>Dock High Loading</b>	22 dock doors with levelers, locks & seals
<b>Grade Level Loading</b>	1 grade level door
<b>Vehicle Parking</b>	±306 auto spaces
<b>Sprinkler System</b>	ESFR
<b>Heating</b>	Gas-fired units
<b>Air Conditioning</b>	In office
<b>Ventilation Fans</b>	Yes
<b>Compressed Air Lines</b>	Yes, ample compressed air drops
<b>Lighting</b>	T5 with motion sensors
<b>Security Lighting</b>	Yes
<b>Security System</b>	Yes, 32 security cameras
<b>Skylights</b>	Yes, in ±96,000 SF partitioned space
<b>Power</b>	1600 amps, 277/480 volts, 3-phase
<b>Auditor's Parcel ID</b>	608-0023-0280-00
<b>Annual Taxes</b>	\$170,783 (\$0.79 / SF)
<b>Annual Rental Rate</b>	\$3.75 / SF (NNN)
<b>Operating Expenses</b>	\$1.38 / SF (Taxes \$0.79, Insurance \$0.04, CAM \$0.55)

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