

FOR LEASE

11444 ROCKFIELD CT.

CINCINNATI, OH 45241

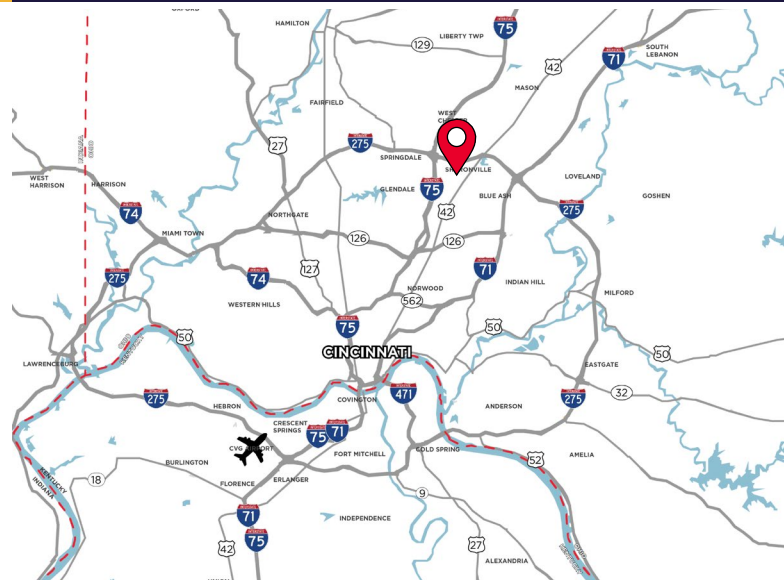


BUILDING HAS BEEN COMPLETELY RENOVATED!

MANUFACTURING/WAREHOUSE

LEASE RATE: \$7.95/SF NNN

- 10,932 SF Total Available
- 8,739 SF of Warehouse
- 2,193 SF of Office
- 14' - 16' Clear Height
- (4) Dock Doors of varying sizes



For more information, contact:

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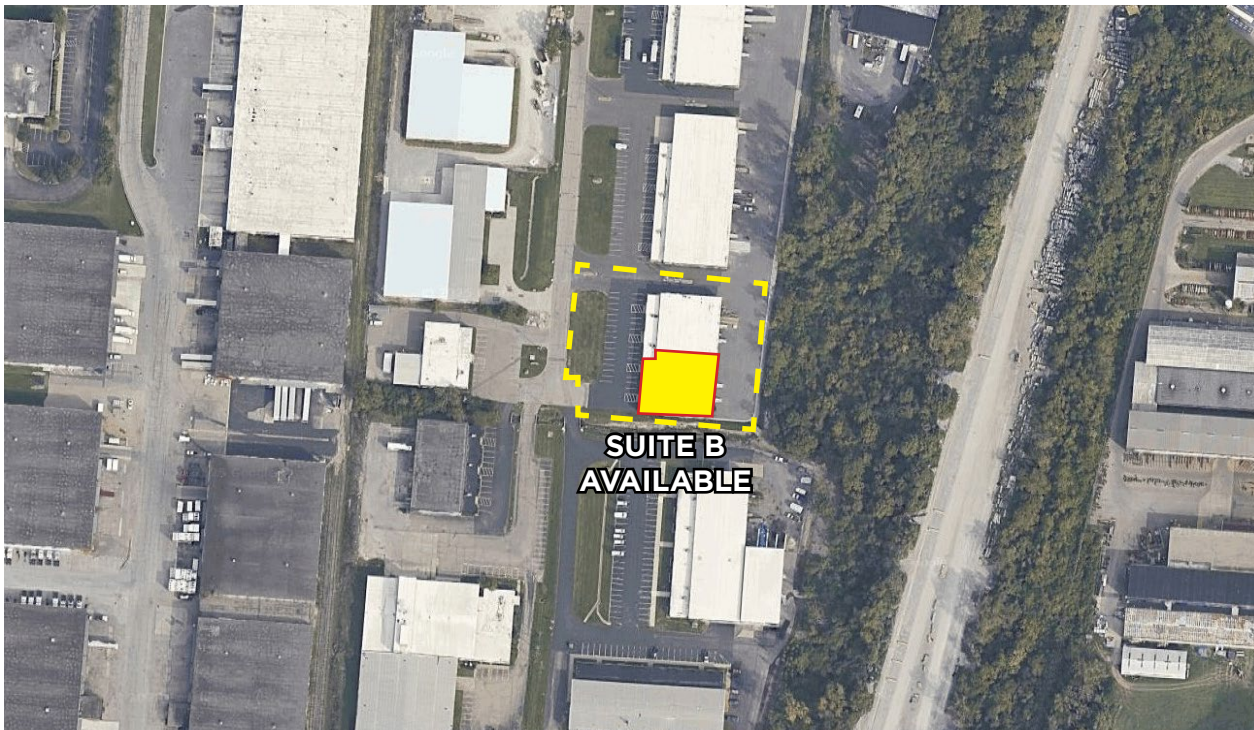
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TOTAL BUILDING SIZE	22,464 SF	DOCK DOORS	(4) Dock Doors
AVAILABLE SIZE	10,932 SF	DRIVE-IN DOORS	BTS
OFFICE SIZE	2,193 SF	PARKING	15 Auto Spaces
WAREHOUSE SIZE	8,739 SF	SPRINKLER	Wet
YEAR BUILT/RENOVATED	1977/2025	Four (4) 120/208v, 3 phase, 4-Wire services in building	
ACRES	1.6 Acres	ELECTRIC	Three (3) 200 amp panels & one (1) 1,200 amp panel that can be split into a 800 amp & 400 amp service
CLEAR HEIGHT	14' - 16'	OPEX	\$1.95/SF
ZONING	GI - General Industrial		

AERIAL



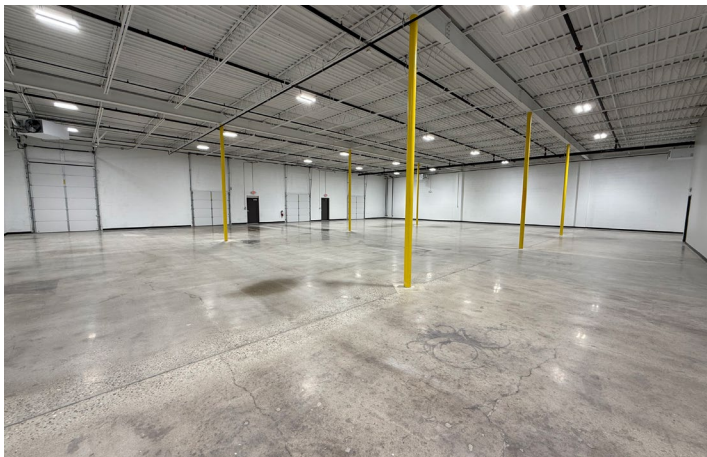
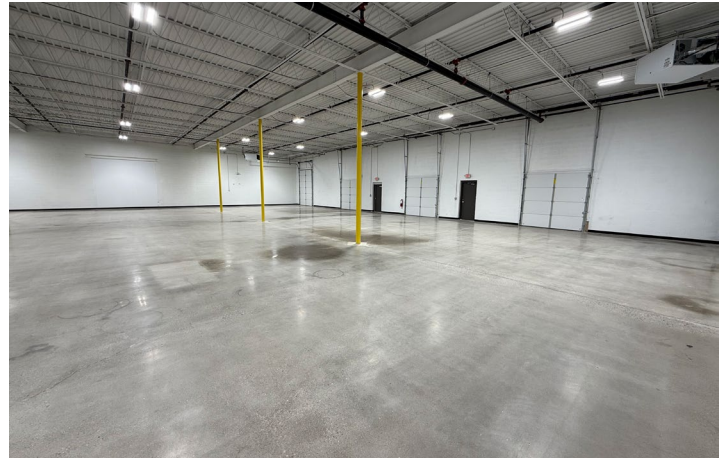
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INTERIOR PHOTOS



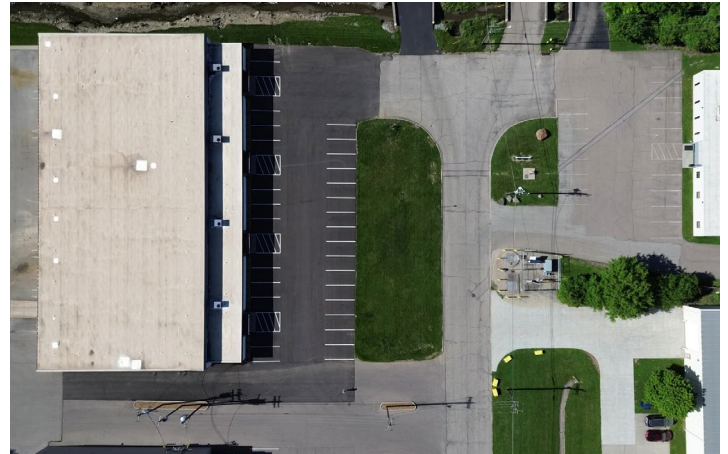
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AERIAL PHOTOS



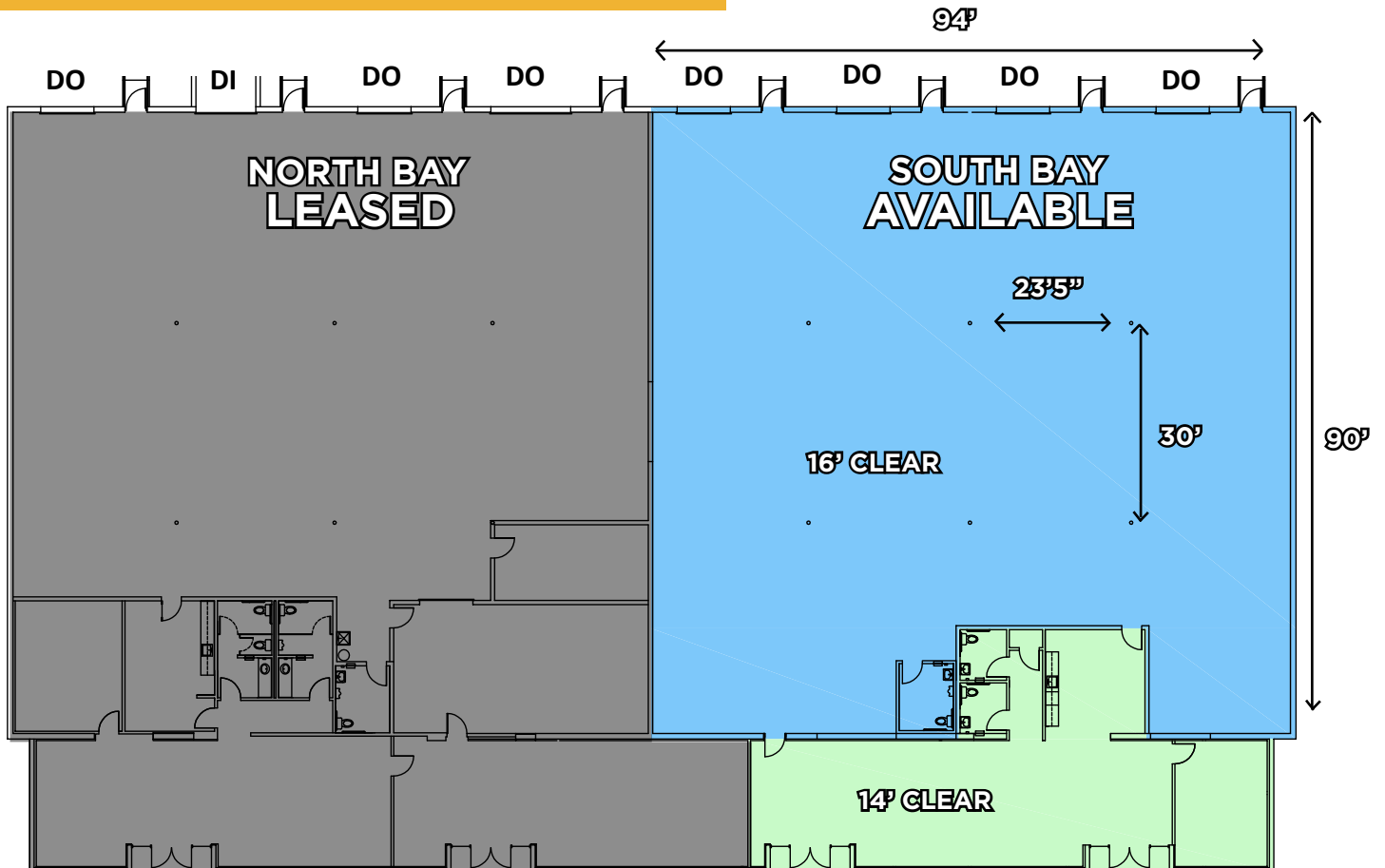
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FLOOR PLAN



SUITE B

TOTAL SF	10,932
OFFICE SF	2,193
WAREHOUSE SF	8,739
DOCK DOORS	4
DRIVE-IN DOORS	BTS

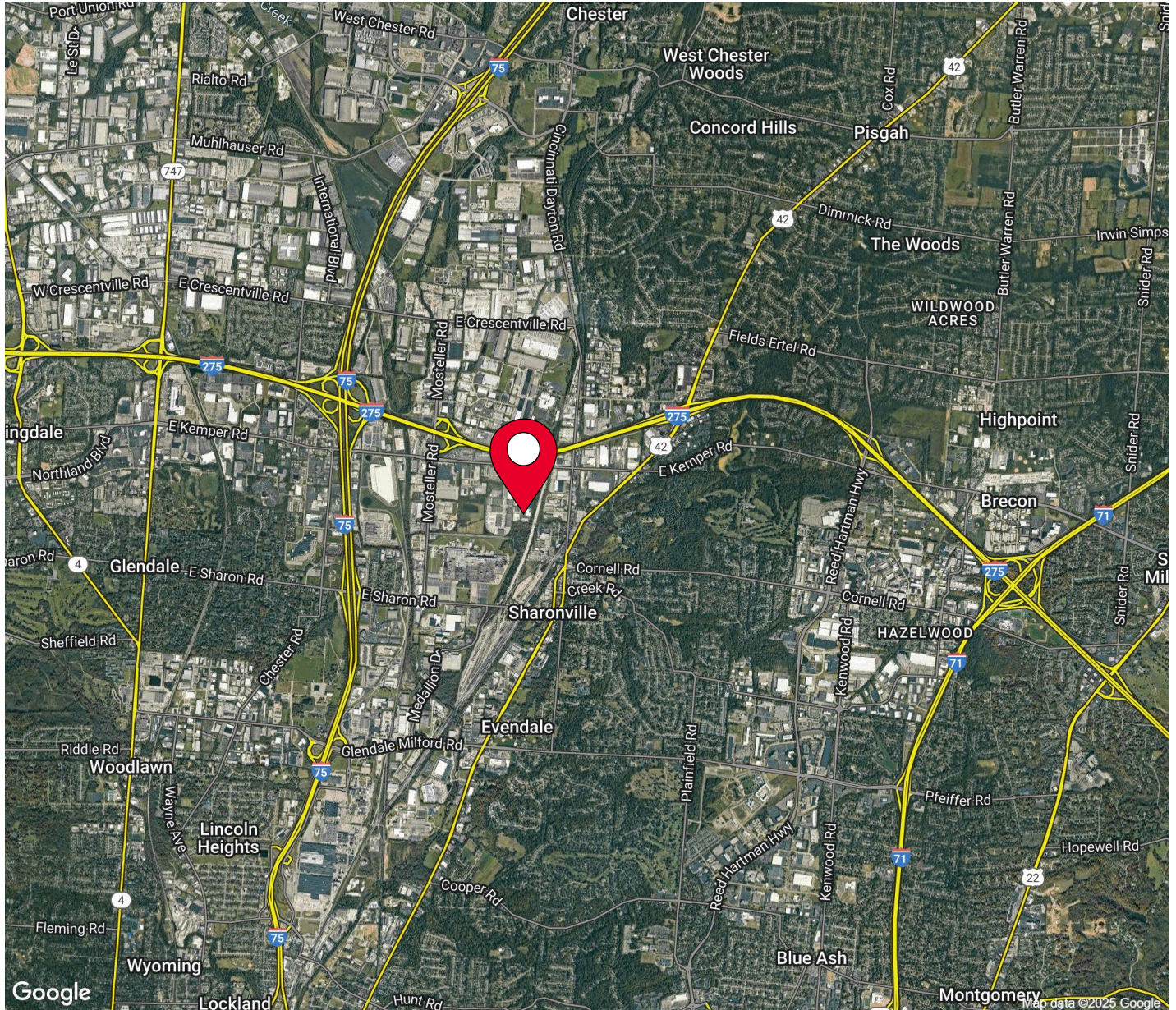
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AERIAL LOCATION



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