



FOR LEASE

360 Harmon Ave.

360 HARMON AVE.
LEBANON, OH 45036

Available Space

±40,087 SF

Office Space

±4,000 SF

Lease Rate

\$6.95

Operating Expenses

\$1.41/SF

Available

Immediately

Property Highlights

- 19'-26' Clear height
- ESFR Sprinkler
- 4 Docks with pit levelers and 3 Drive-ins
- Outside storage capabilities (1-2 acres)
- ±4.5 Miles from I-71 and ±6.7 miles from I-75

Interior and Exterior Building Improvements

- Fully renovated office space, restrooms and breakroom
- LED lights throughout
- Interior and exterior paint
- Polished concrete floors
- New HVAC and warehouse heaters as needed
- New dock and drive-in doors and equipment as needed
- New landscaping

For information, please contact:

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NEWMARK

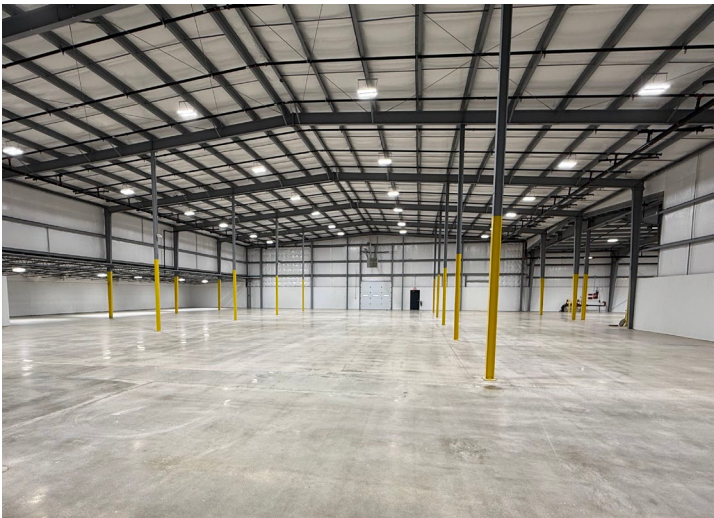


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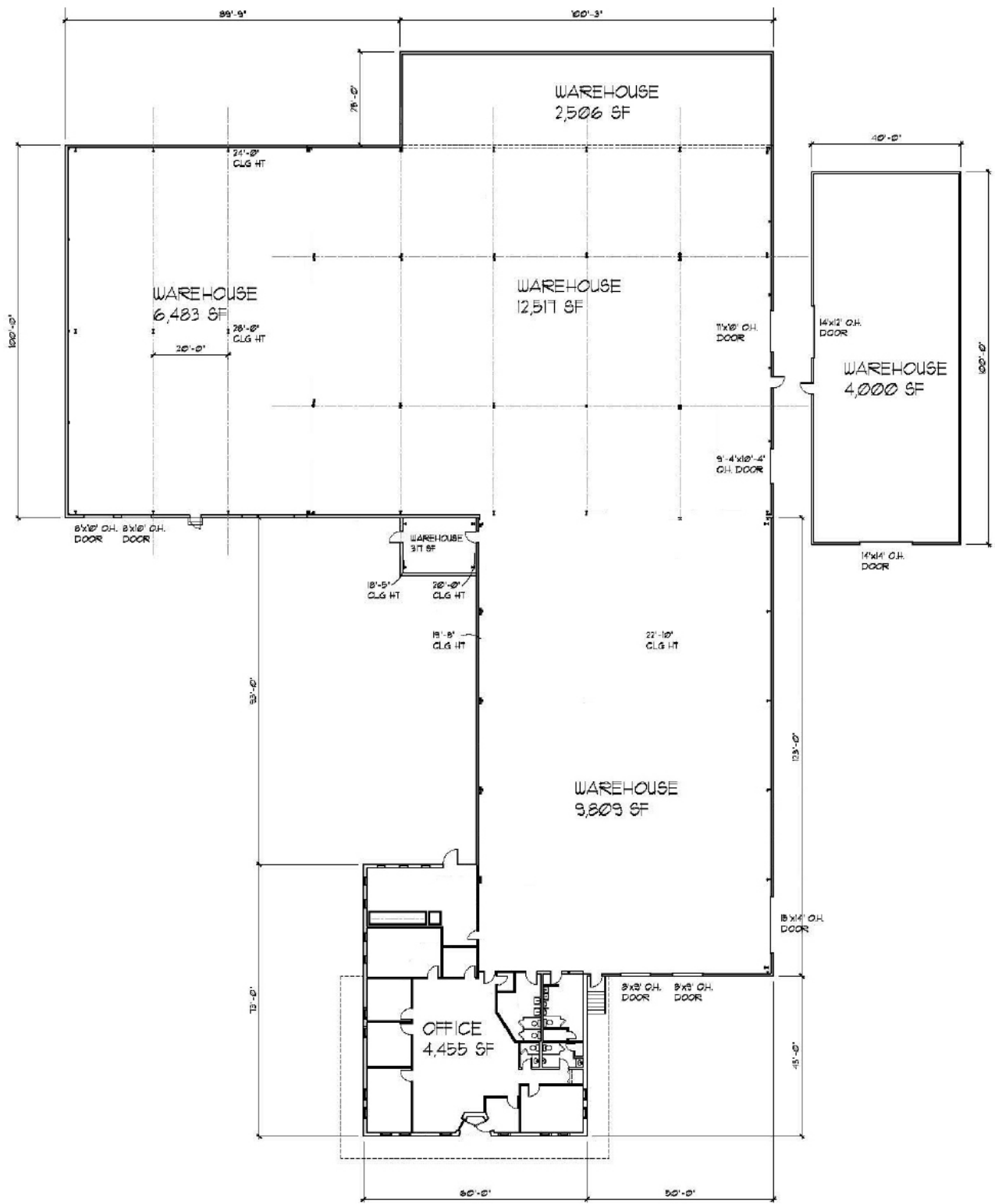
BUILDING SPECIFICATIONS

Location	Lebanon, OH Warren County	Drive-in	3
Available Space	±40,087 SF	Parking	±30 Spaces (Expandable)
Office Size	±4,000 SF	Restrooms	2 Sets; 1 in plant and 1 in office
Warehouse Size	±36,087 SF	Sprinkler	ESFR
Total Building Size	±40,087 SF	Air Conditioning Warehouse	Yes; in office Gas-fired unit heaters
Land	- Main Building ±3 Acres - Additional land ±1.38 Acres	Lighting	LED
Zoning	I-1, Light Industrial	Electrical Service	City of Lebanon 600 amps, 480 volt, 3 phase
Year Built Year Renovated	1972 2025/2026	Gas	Duke Energy
Construction	Metal	Sewer	City of Lebanon
Building Dimensions	N/A	Water	City of Lebanon
Column Spacing	- Clear span portion - 22'x48' warehouse	Floor Drains	Yes
Floor Thickness	5" reinforced concrete	Available	Immediately
Roof Type	Recoated stain metal roof	Lease Rate	\$6.95/SF
Clear Height	19'-26'	Operating Expenses	\$1.41/SF
Docks	4 Docks with pit levelers		

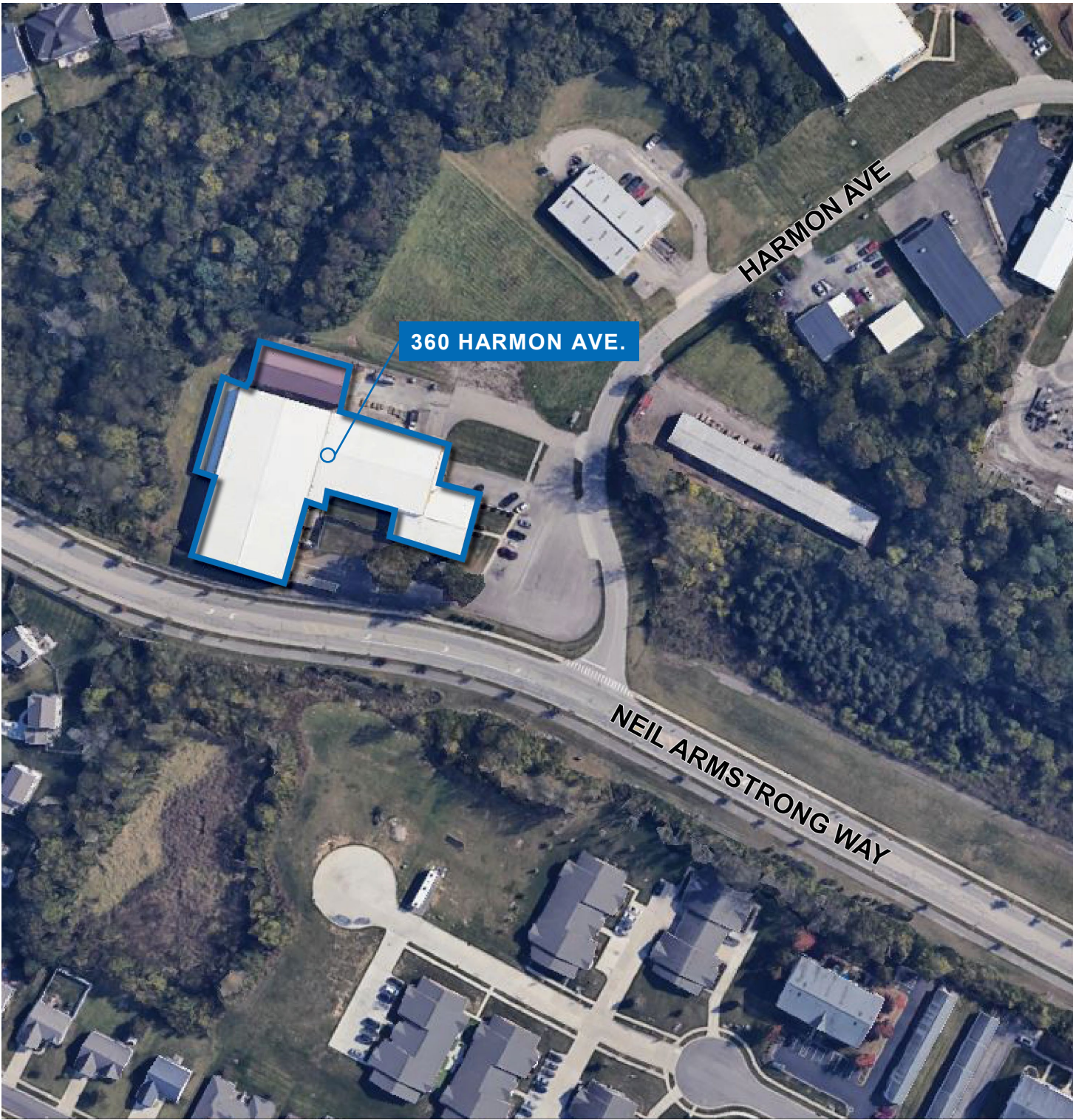
PROPERTY PHOTOS



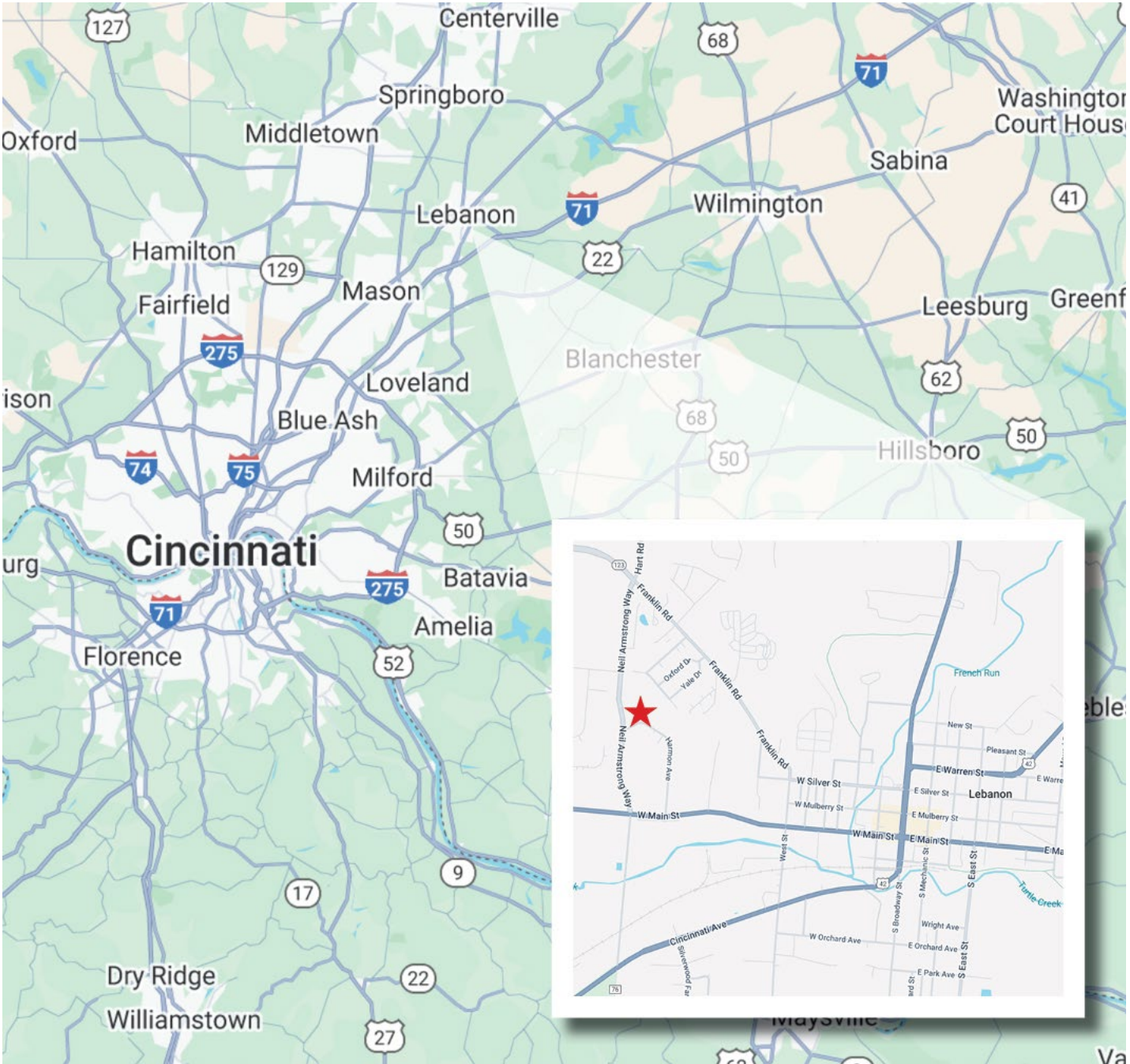
FLOOR PLAN



AERIAL MAP



LOCATOR MAP



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