



# 12033 BEST PLACE

SHARONVILLE, OH 45241



**INDUSTRIAL BUILD TO SUIT LAND SITE  
AVAILABLE FOR SALE OR LEASE**

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## PROPERTY HIGHLIGHTS

### 20,000 SqFt

- Class A New Construction located in Sharonville
- 20,000 SqFt available with potential for outdoor storage yard
- Pre-engineered metal building, fully insulated
- Construction services by [Kiesland Development](#)
- Construction to begin Spring 2026 with Spring 2027 estimated completion
- Located in Sharonville with immediate access to I-275/I-75
- Lease Rate: Negotiable
- Sale Price: Negotiable
- Site is pad/shovel ready for development and all utilities on site
- 15-year / 100% property tax abatement on new construction

 [CLICK HERE FOR AERIAL VIDEO](#)

## PROPERTY DETAILS

Total SqFt:	20,000 (80'x250')
Warehouse SqFt:	19,308
Office SqFt:	692
Acreage:	2.13 acres
Clear Height:	24'
Year Built:	2026
Type Construction:	Pre-Engineered Metal-Fully Insulated
Floor Slab:	6" reinforced concrete
Interior Lighting:	LED high bay at 30FC maintained at 36" AFF in Warehouse. Flat Panel LED's in Office.
Exterior Lighting:	LED Wall Packs
Column Spacing:	Clearspan
Dock door:	Two (2) - 9'x10' with dock seals and mechanical pit levelers
Drive-in door:	One (1) - 14'x14'
Sprinkler:	Wet system
Electrical Service:	480/277 volt, 3-phase, 400 amps. Additional to suit
Heat:	Natural Gas Fired Unit Heaters in Warehouse. 100% HVAC in Office.
Roof:	Metal-Fully Insulated
Truck court and Storage Yard:	Heavy Duty Asphalt and/or Concrete Suitable for Truck Traffic
Parking Lot:	Thirty (30) spaces per building, additional to suit
Restrooms:	To Suit
Hamilton County Parcel ID:	608-0023-0275-00



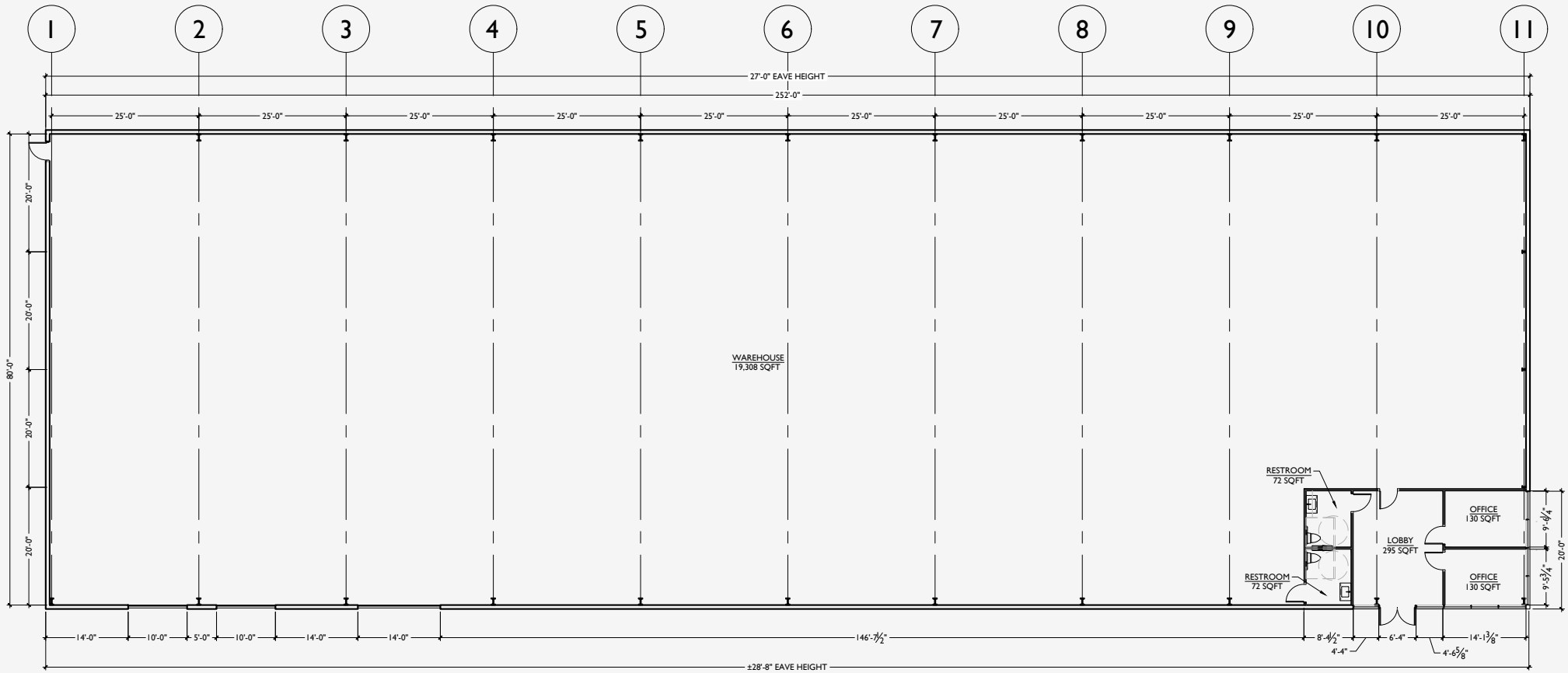
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## FLOOR PLAN



FLOOR PLAN  
1/16" = 1'-0"







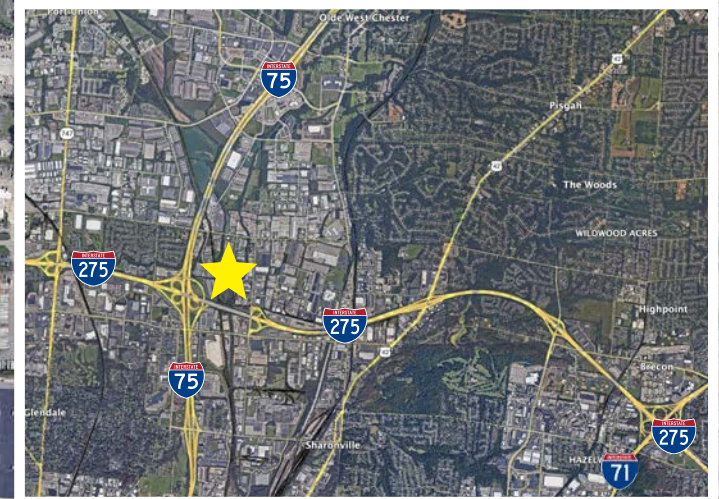
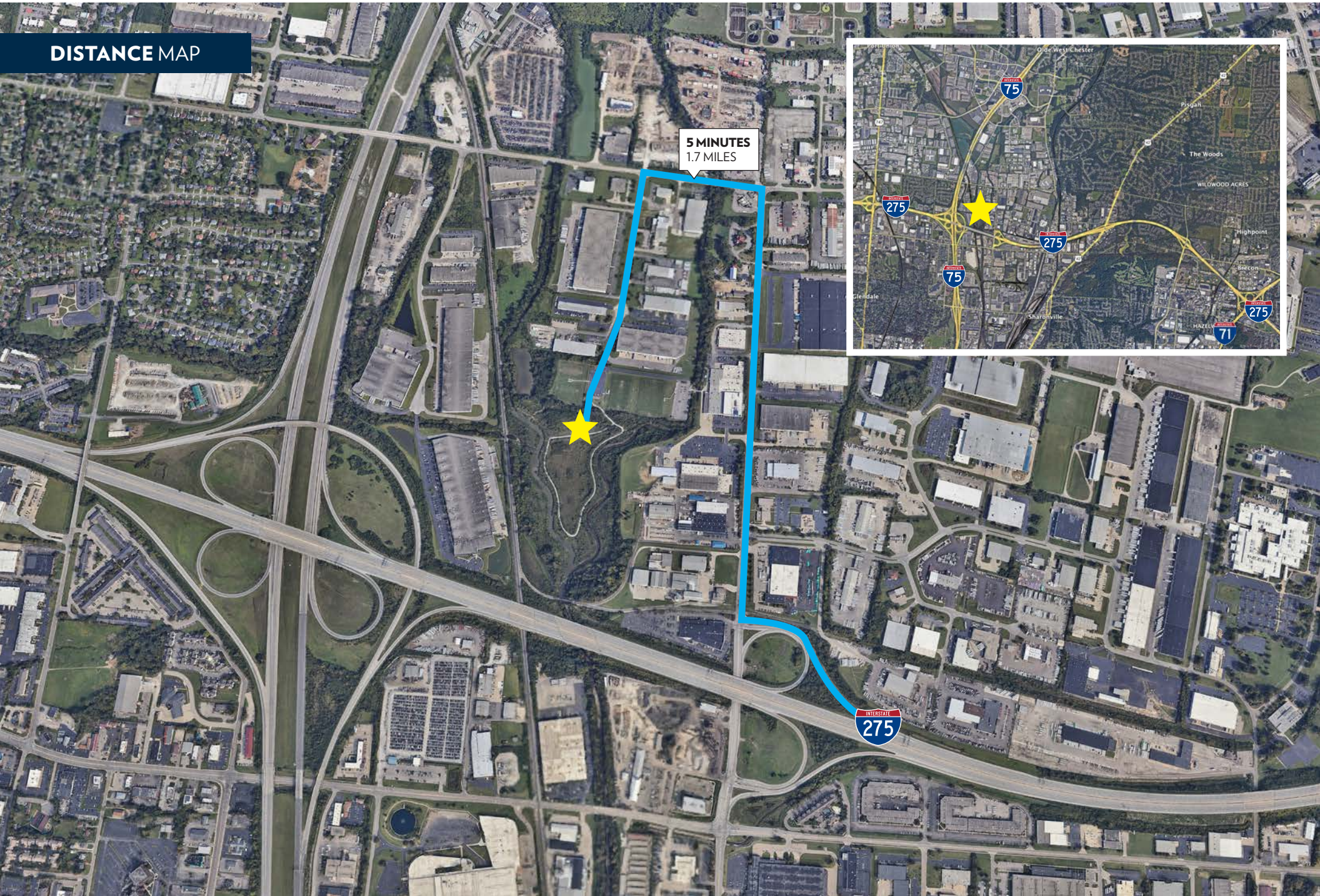
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## DISTANCE MAP



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