



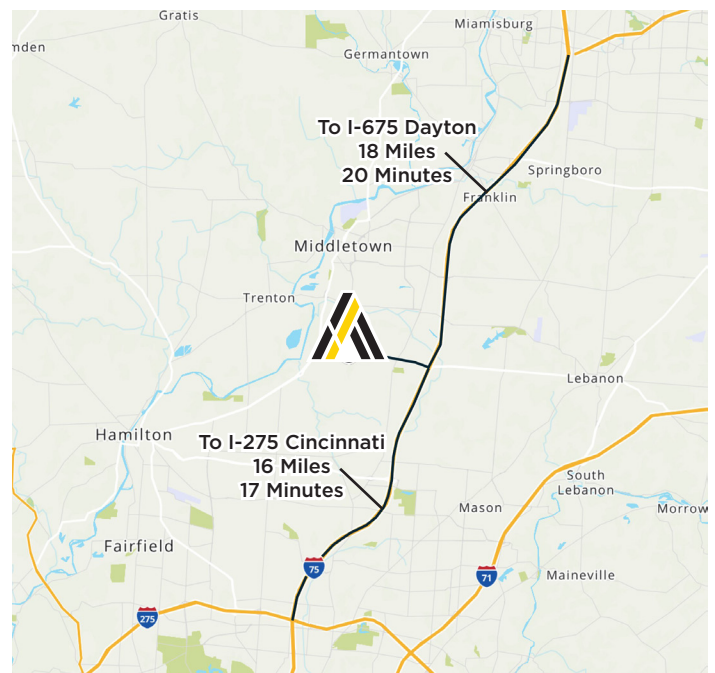
Hamilton Lebanon Road

Monroe, Ohio 45044

**LEASE RATE:
NEGOTIABLE**

Property Highlights

- **Build-to-Suit Flex Opportunity:** Class A pre-engineered metal building tailored to meet tenant specifications.
- **Flexible Size Options:** Configurations ranging from 7,500 to 40,000 SF to accommodate a variety of operational needs.
- **4.45± Acre Site:** Allowing for ample parking and truck circulation.
- **Versatile Design:** Ideal for industrial, flex, or showroom users with fully customizable layouts
- **Climate Controlled Facility:** 100% Air conditioned and heated to support a range of uses.
- **High Visibility Location:** Exposure to more than **27,250 vehicles per day** on Hamilton Lebanon Road (SR 63) and Salzman Road, providing strong presence and accessibility.



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Monroe, Ohio 45044



Conceptual Photos



ApexCommercialGroup.com

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Build-to-Suit Specifications

Location:	Hamilton Lebanon Road Monroe, Ohio 45044	Clear Height:	24' - 28'
Total SF:	7,500 - 40,000± SF	Drive-in Doors:	As Needed
Acreage:	4.45± Acres	Docks:	As Needed
Construction Type:	Pre-Engineered Metal	Sprinkler:	As Needed
Roof:	Screw Down Metal Roof	HVAC:	Fully Air Conditioned
Column Spacing:	Clear Span	Lighting:	LED
Floor Thickness:	8" Reinforced	Floor Drains:	As Needed
Power:	600 Amp 3 Phase	Cranes:	As Needed

Photo

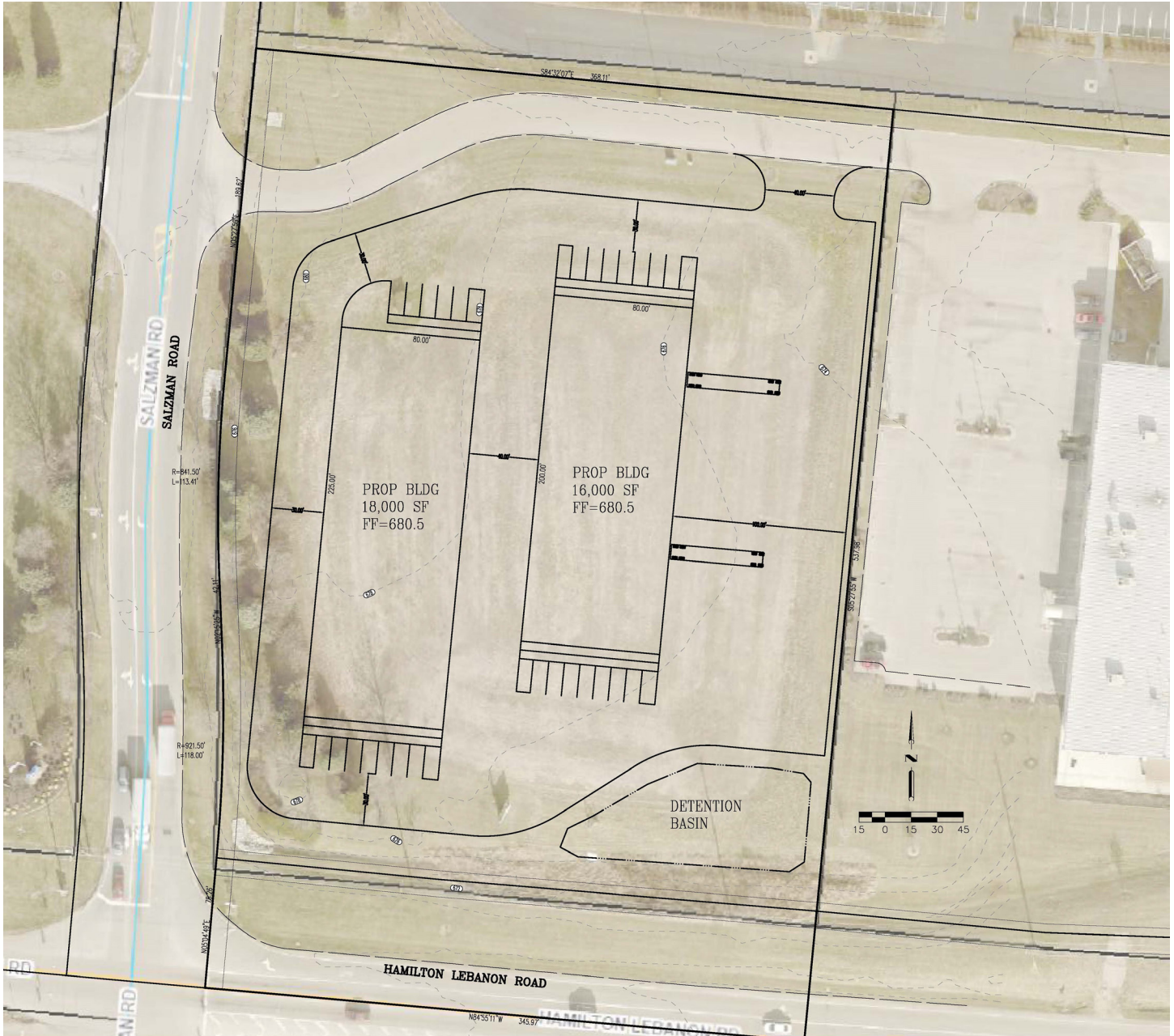


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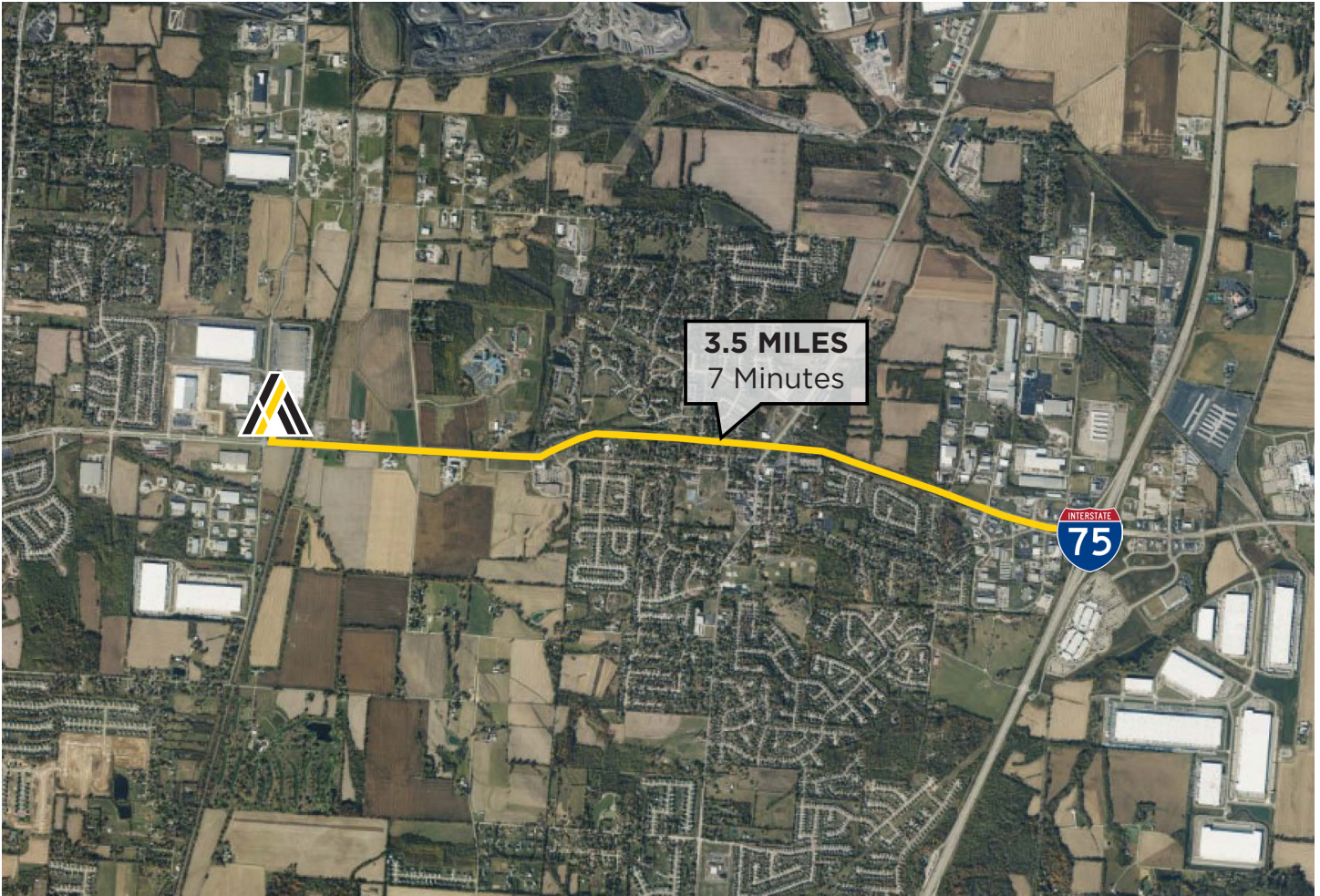
Proposed Site Plan



Hamilton Lebanon Road

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Aerial



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