



FOR LEASE

360 Harmon Ave.

**360 HARMON AVE.
LEBANON, OH 45036**

Available Space

±40,087 SF

Office Space

±4,455 SF

Lease Rate

\$6.95

Operating Expenses

\$1.41/SF

Available

Immediately

Property Highlights

- 19'-26' Clear height
- 3 Docks with pit levelers and 3 Drive-ins
- Recoated roof with warranty
- 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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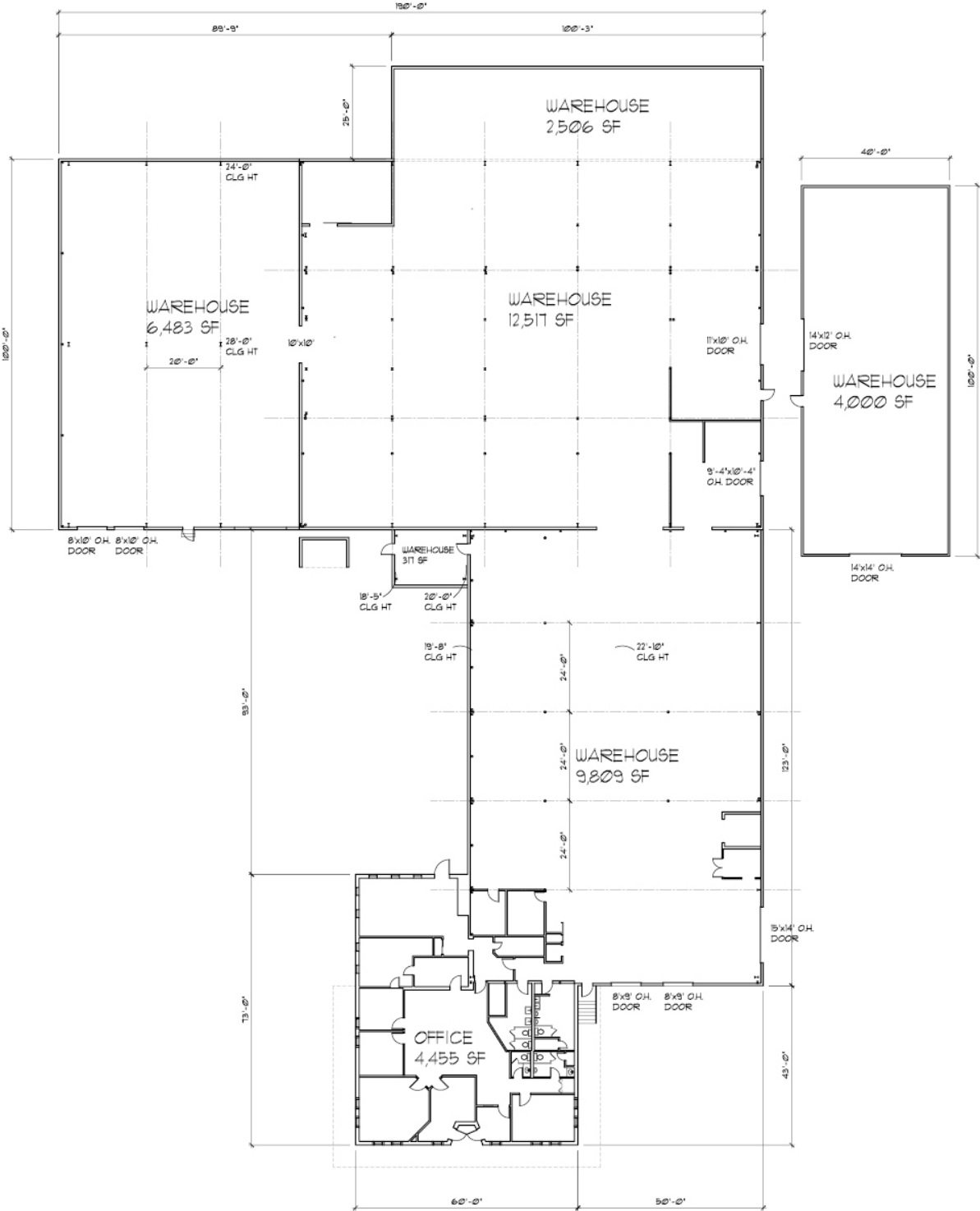
BUILDING SPECIFICATIONS

Location	Lebanon, OH Warren County	Sprinkler	Wet
Available Space	±40,087 SF	Air Conditioning	Yes; in office
Office Size	±4,455 SF	Ventilation Fans	Yes
Warehouse Size	±31,632 SF	Compressed Air Lines	Yes
Total Building Size	±40,087 SF	Lighting	LED
Pole Barn	±4,000 SF - 1 drive in 13x12 - 16' clear	Cranes	Yes; 2-ton – qty. 1
Land	- Main Building ±3 Acres - Additional land ±1.38 Acres - Storage unit on ±1.2 Acres	Electrical Service	City of Lebanon 185 amps, 480 volt, 3 phase
Zoning	I-2 Heavy Industrial	Gas	Duke Energy
Year Built	1972	Sewer	City of Lebanon
Construction	Metal	Water	City of Lebanon
Building Dimensions	N/A	Floor Drains	Yes
Column Spacing	- Clear span portion - 22'x48' warehouse	Scales	Yes; qty. 1
Floor Thickness	5" reinforced concrete	Available	Immediately
Roof Type	Recoated stain metal roof with warranty	Lease Rate	\$6.95/SF
Clear Height	19'-26'	Operating Expenses	CAM = \$0.67/SF RET = \$0.54/SF Insurance = \$0.20/SF Total = \$1.41/SF
Docks	3 Docks with pit levelers		
Drive-in	3		
Parking	±30 Spaces (Expandable)		
Restrooms	2 Sets; 1 in plant and 1 in office		

PROPERTY PHOTOS



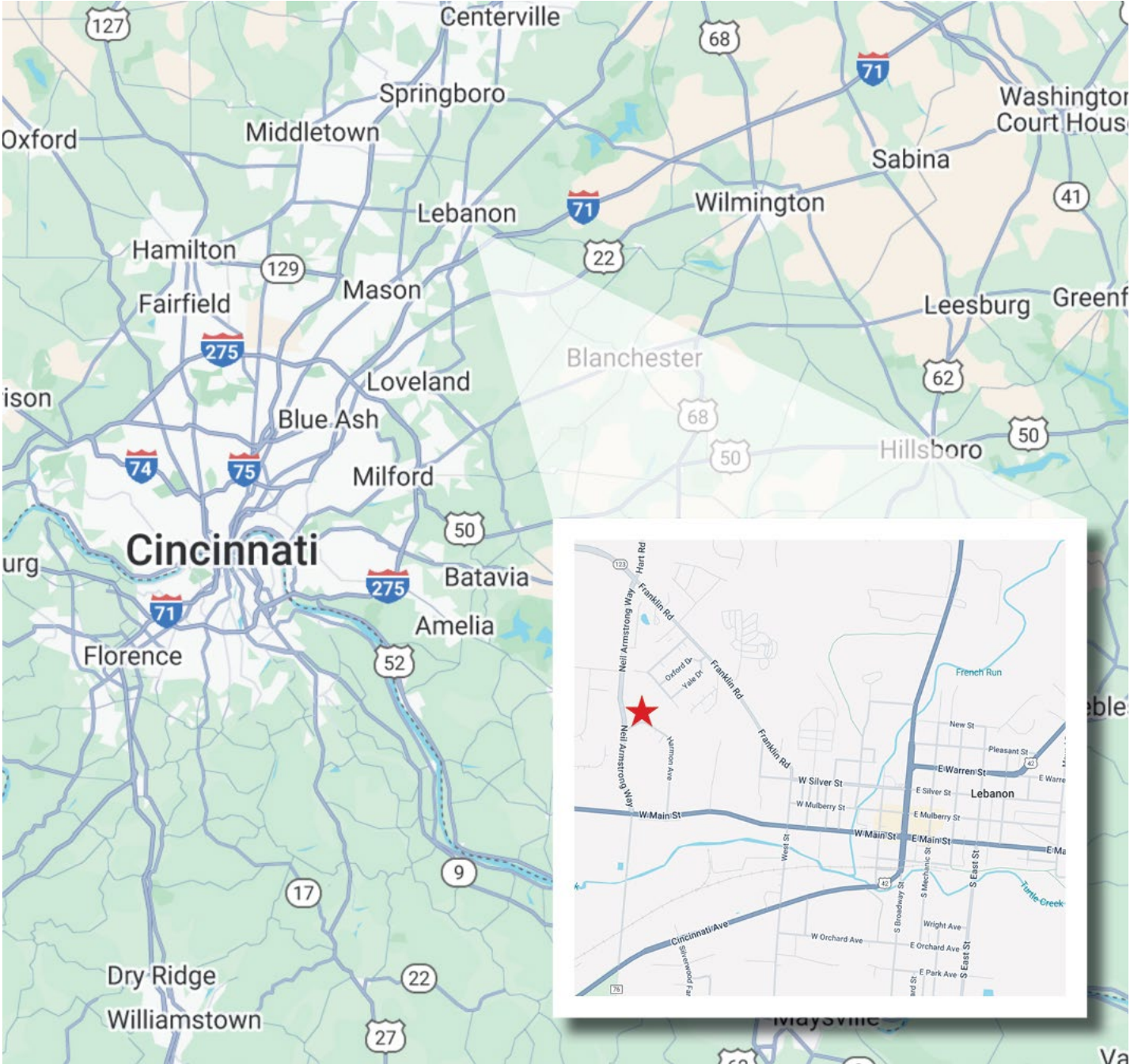
FLOOR PLAN



AERIAL MAP



LOCATOR MAP



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