



Kiesland
DESIGN • BUILD

12033 BEST PLACE
SHARONVILLE, OH 45241

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

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PROPERTY HIGHLIGHTS



12,000 SqFt

- Class A New Construction located in Sharonville
- Outdoor storage available
- Pre-engineered metal building, fully insulated
- Construction services by [Kiesland Development](#)
- Occupancy 1st qtr 2027
- Located in Sharonville with immediate access to I-275/I-75
- Lease Rate: Negotiable
- Sale Price: Negotiable
- 15-year / 100% property tax abatement on new construction



[CLICK HERE FOR AERIAL VIDEO](#)

PROPERTY DETAILS

Total SqFt:	12,000 (80' x 150')
Warehouse SqFt:	12,000
Office SqFt:	To Suit
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) - 8'x10' with dock seals and mechanical pit levelers
Drive-in door:	One (1) - 12'x12'
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

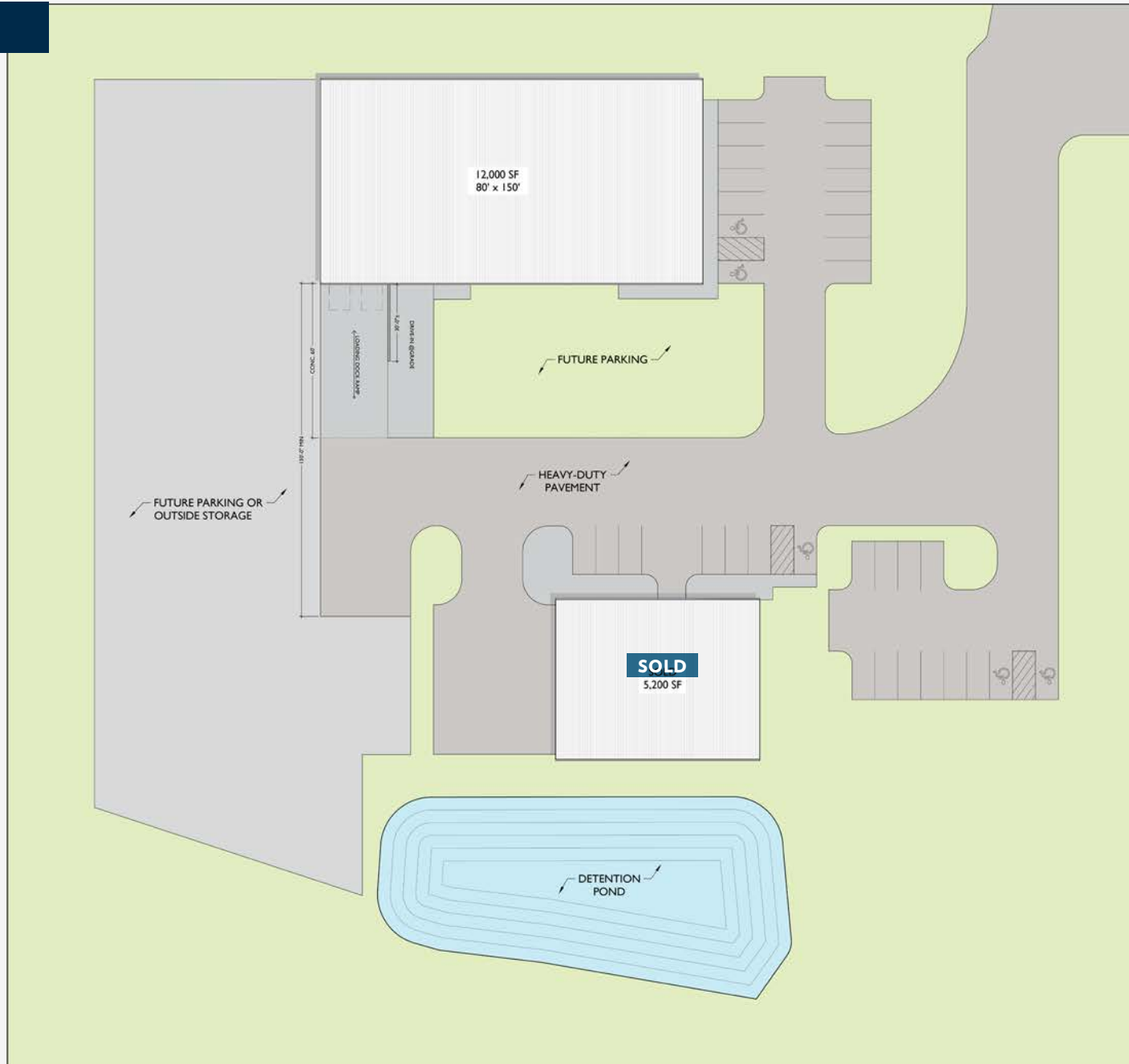
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SITE PLAN



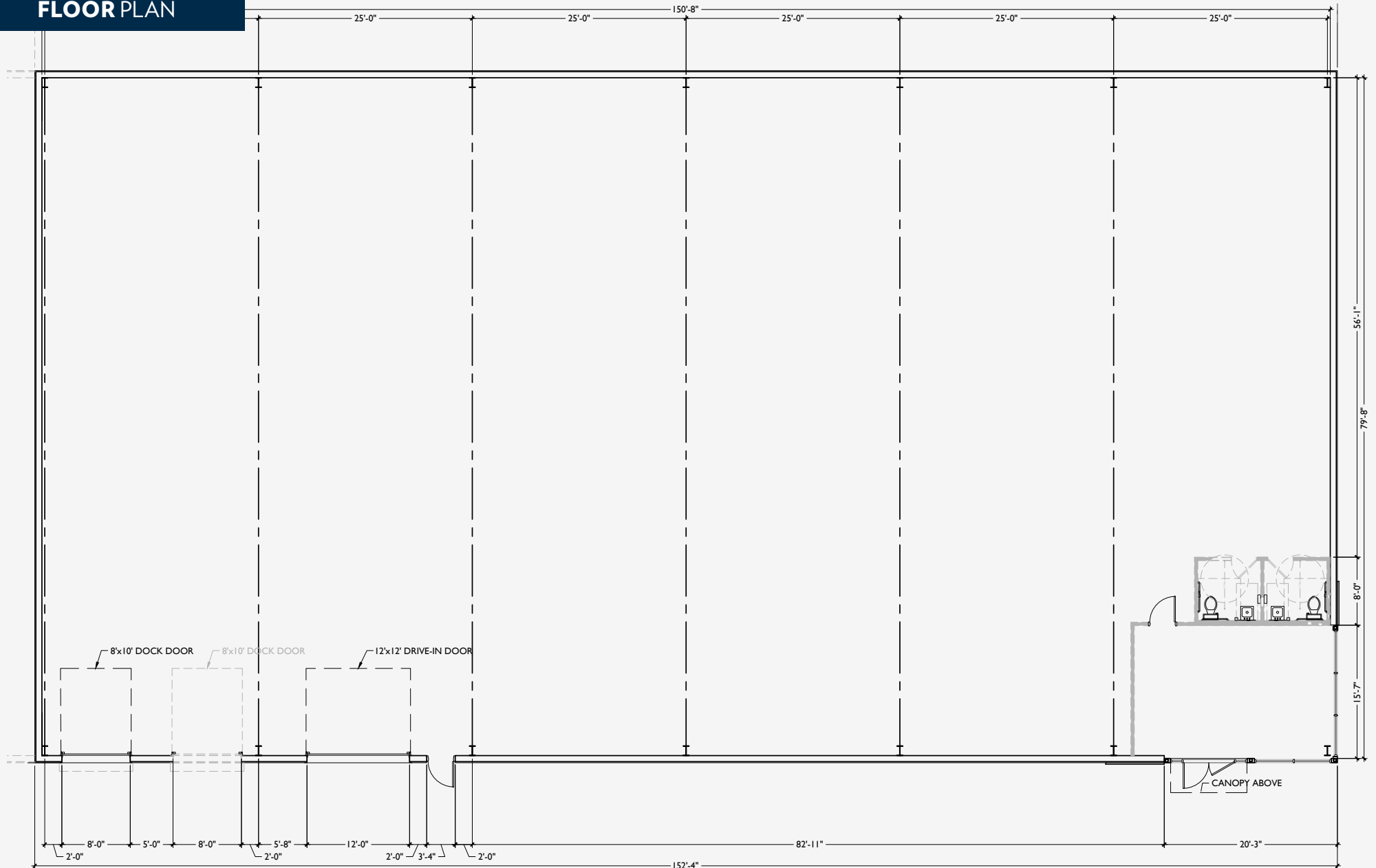
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FLOOR PLAN



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SITE PLAN



PROPOSED LEGEND

STM STORM SEWER PIPE

 CATCH BASIN

100 CLIPP INLET

 CURB INLET
 100

HEADWALL

_____ SANITARY SEWE

 SANITARY SEWER

—^{WAT}W— WATERLINE PIPE

 FIRE HYDRANT

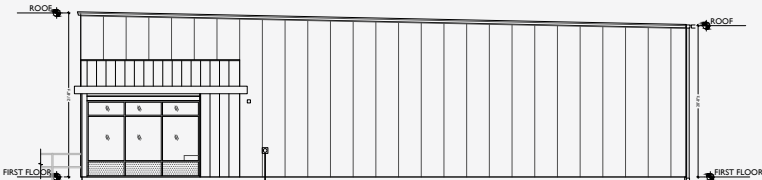
— G — GAS PIPE

——HE——UNDERGROUND

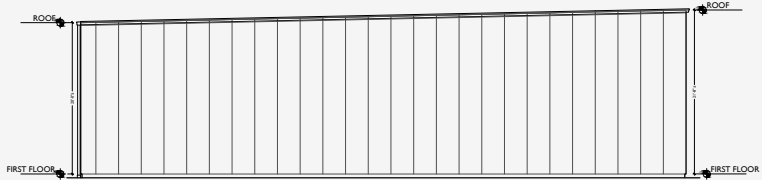
SE—UNDERGROUND



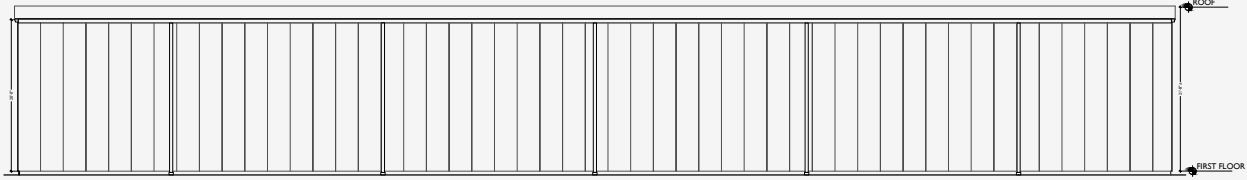
ELEVATIONS



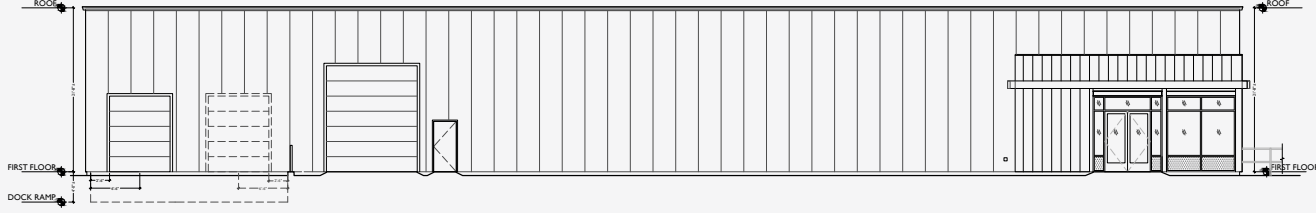
SCALE: 1/8" = 1'-0" EAST ELEVATION 4



SCALE: 1/8" = 1'-0" WEST ELEVATION 3



SCALE: 1/8" = 1'-0" NORTH ELEVATION 2



SCALE: 1/8" = 1'-0" SOUTH ELEVATION 1

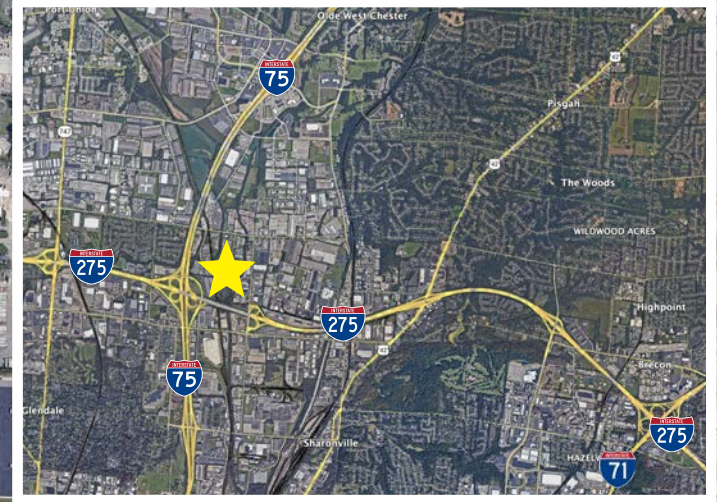
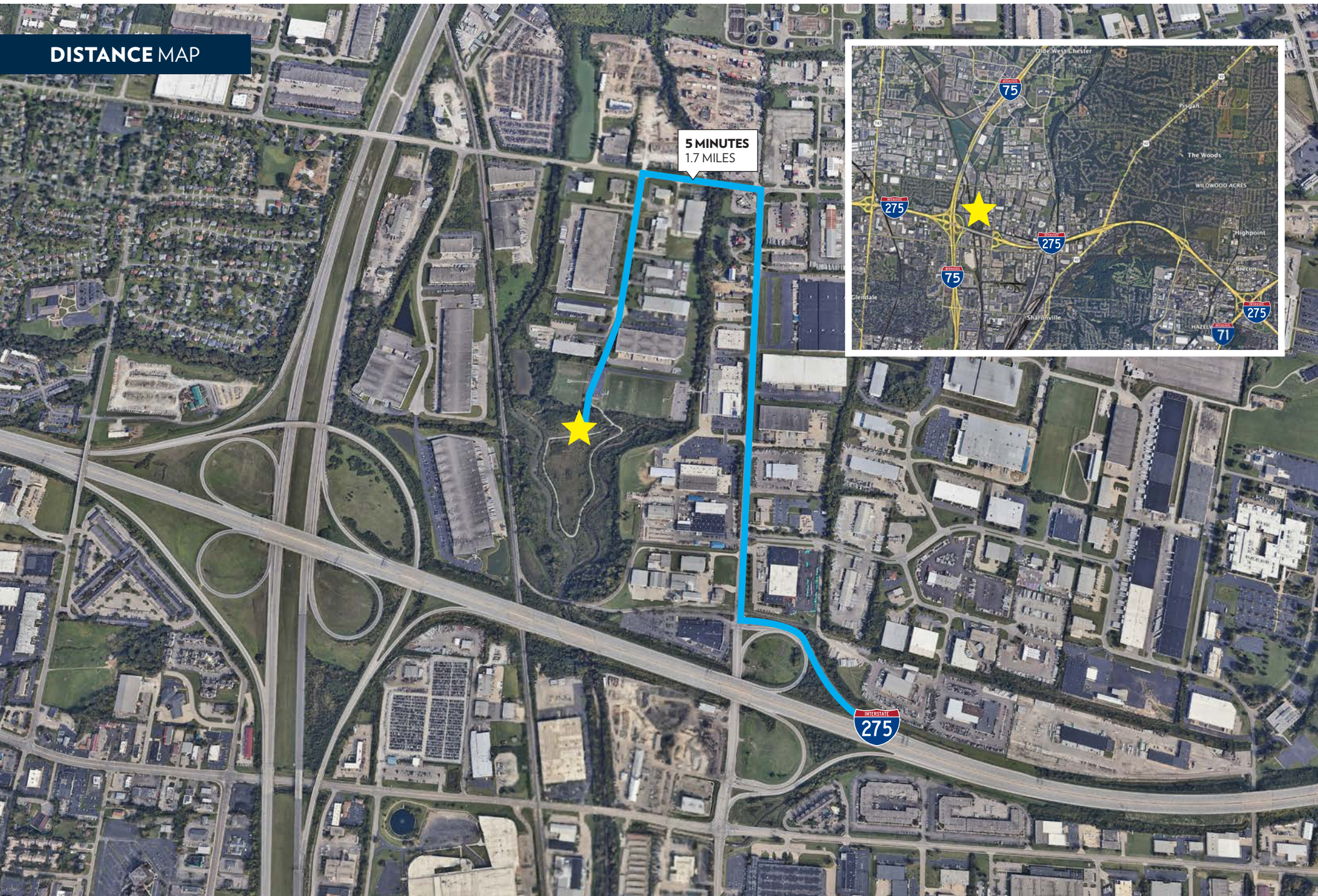
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DISTANCE MAP



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