



# 3023 EAST KEMPER RD. BLDG. 6

SHARONVILLE, OH 45241

AVAILABLE FOR LEASE

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## PROPERTY HIGHLIGHTS



**40,000 SqFt**

- Located in City of Sharonville minutes to I-275 at Mosteller Rd. and I-75 at Sharon Rd.
- Potential surplus trailer parking available for lease up to 1-acre at additional \$4,000/month
- Brand new office space
- LED lights throughout
- Polished concrete floors
- Interior paint
- New office HVAC and warehouse heaters
- New sprinkler
- New dock doors
- Lease Rate: \$6.95/SqFt NNN plus \$1.92/SqFt OpEx/CAM
- Available 8/1/2026



**CLICK HERE FOR VIDEO OF BUILDING 6**

**CLICK HERE FOR AERIAL PROPERTY VIDEO**

## PROPERTY DETAILS

|                           |                                                             |
|---------------------------|-------------------------------------------------------------|
| Total SqFt:               | 40,000                                                      |
| Warehouse SqFt:           | 38,380                                                      |
| Office SqFt:              | 1,620                                                       |
| Clear Height:             | 28'-30'                                                     |
| Year Built/<br>Renovated: | 1967/2026                                                   |
| Type Construction:        | Concrete block and metal                                    |
| Lighting:                 | LED's                                                       |
| Column Spacing:           | 44'8" x 44"                                                 |
| Dock door:                | Seven (7) – 10'x10' and Five (5) with edge of lock levelers |
| Drive-in door:            | BTS                                                         |
| Sprinkler:                | Wet system                                                  |
| Electrical Service:       | 120/208-volt, 3-phase, 100+ amps                            |
| Heat:                     | Natural gas fired units heaters                             |
| Roof:                     | Ballasted rubber membrane                                   |
| Truck court:              | 100'                                                        |
| Parking Lot:              | +/- 10 spaces                                               |
| Restrooms:                | One (1) set in office and One (1) uni-sex in warehouse      |

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## PARCEL OUTLINE

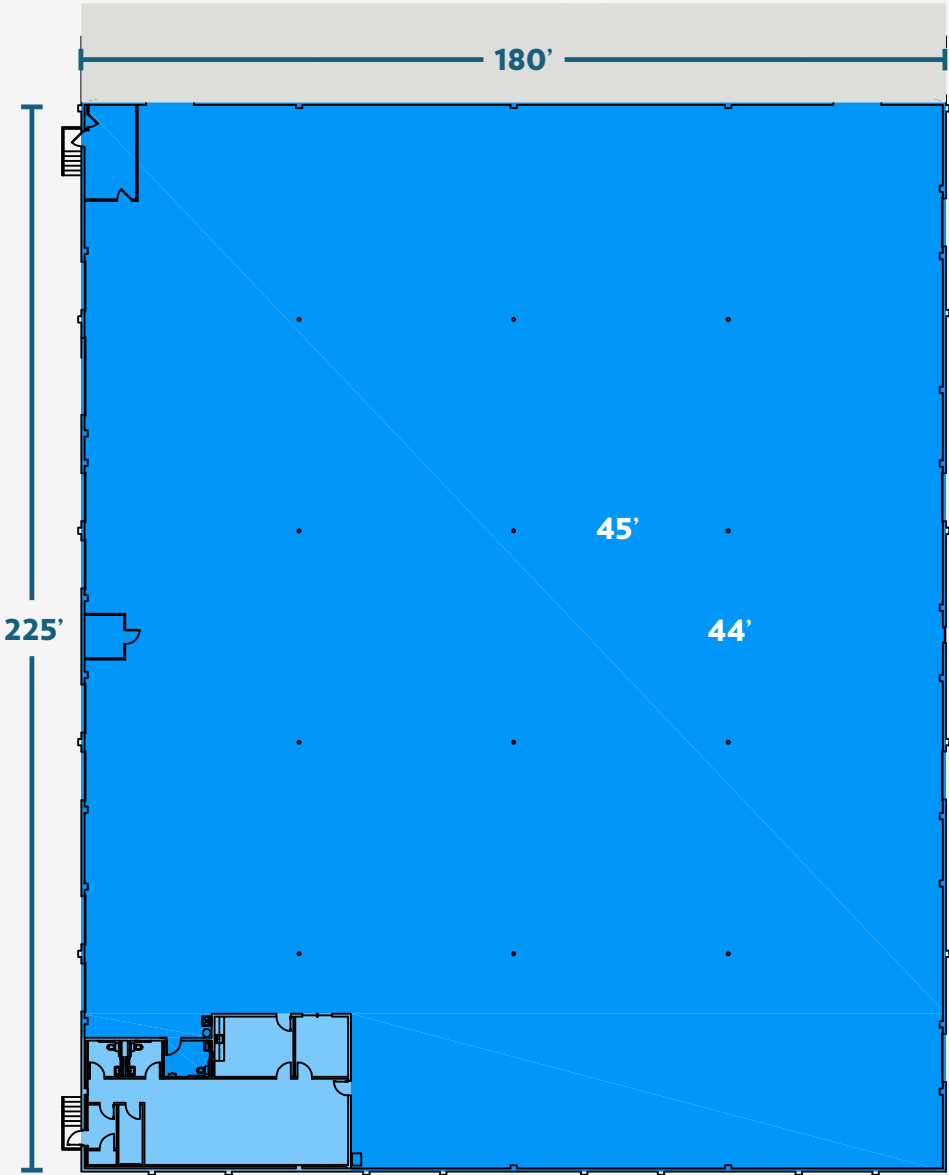


APPROXIMATELY  
1-ACRE OF  
OUTDOOR  
STORAGE

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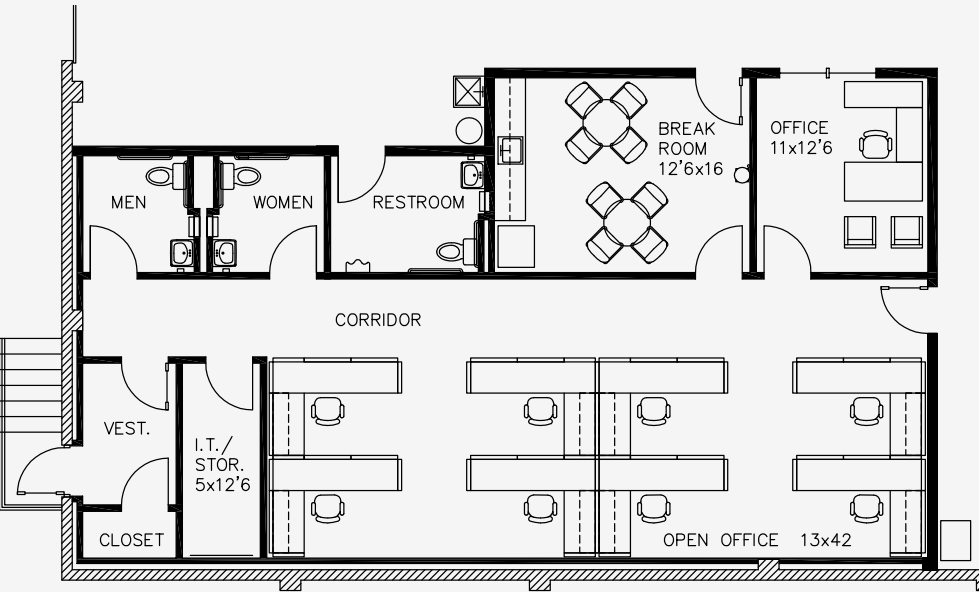
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FLOOR PLAN



no scale Leasing Diagram

Building 5



38,380 sf warehouse



1,620 sf office



Building 6  
40,000 sf total

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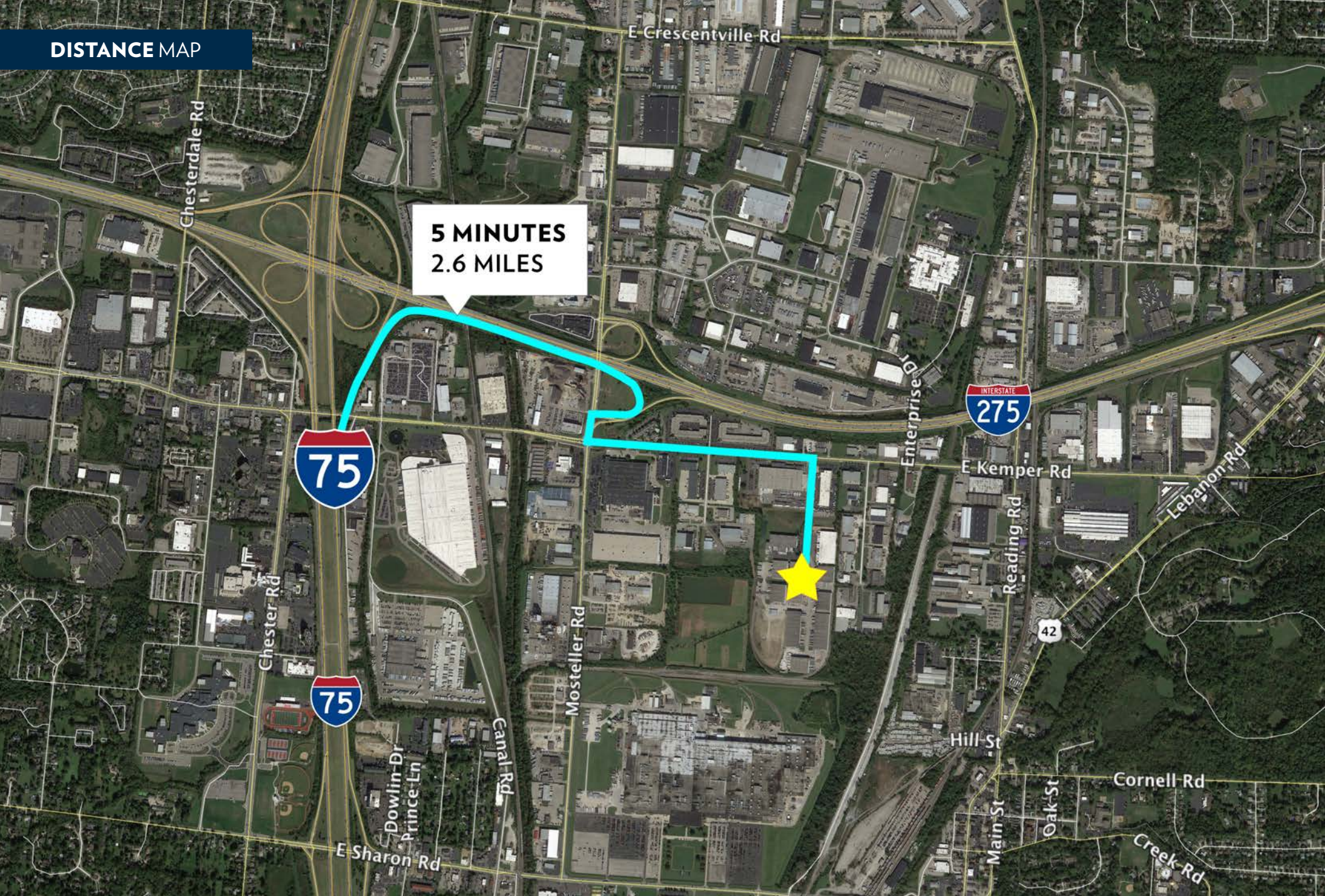
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DISTANCE MAP

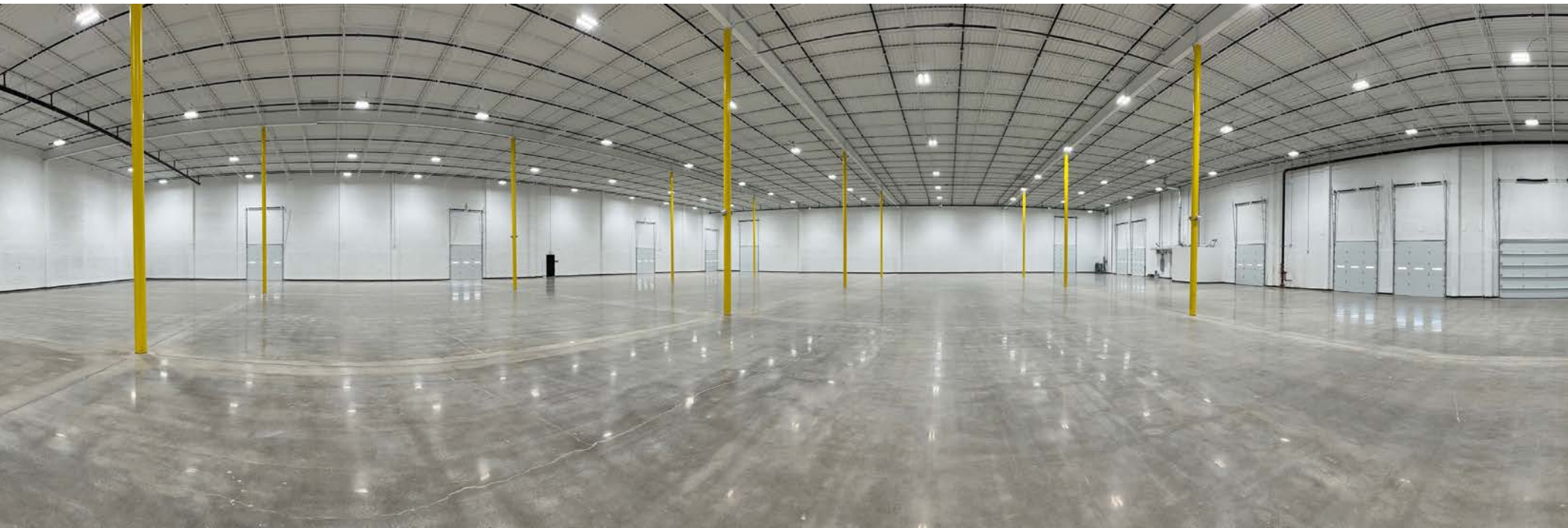
5 MINUTES  
2.6 MILES



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