



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/ 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:	ESFR K-17 head 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

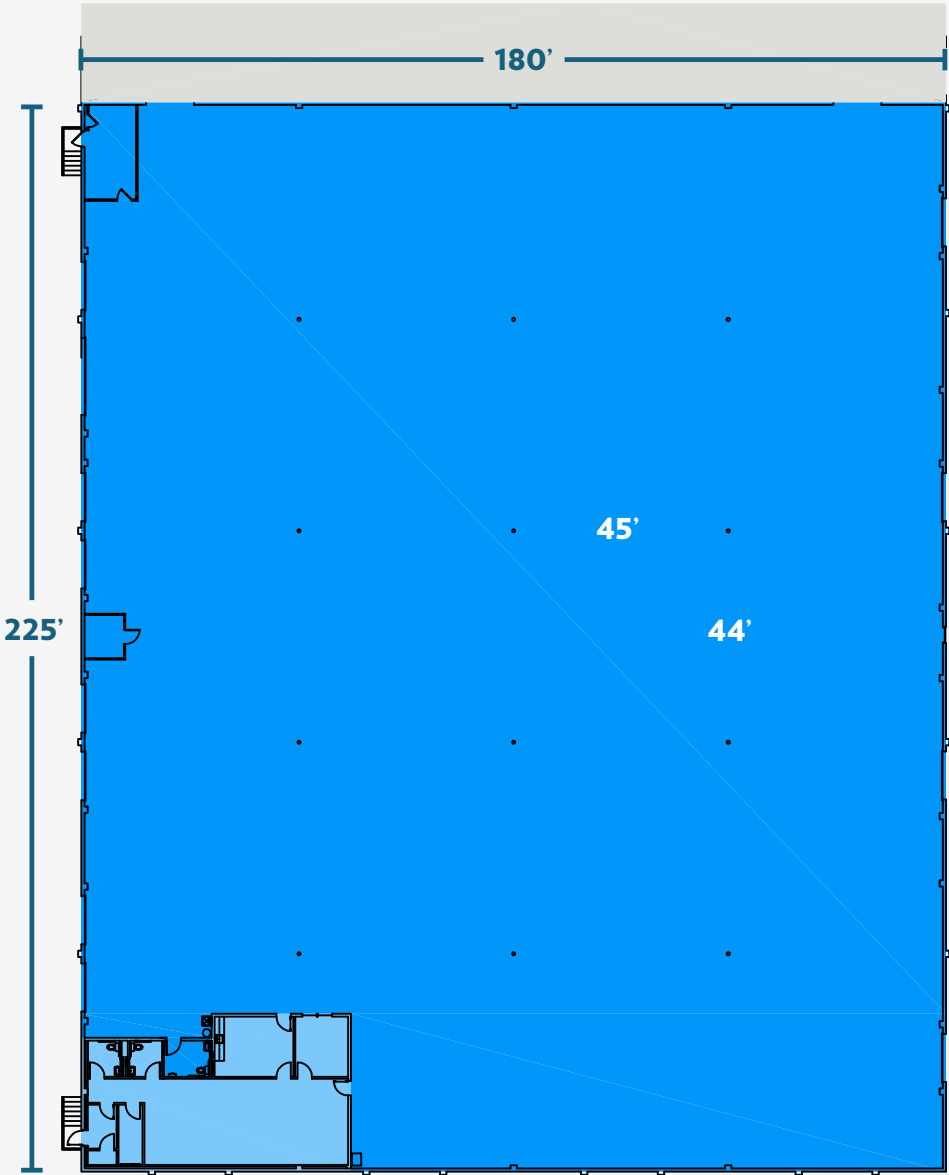


APPROXIMATELY
1-ACRE OF
OUTDOOR
STORAGE

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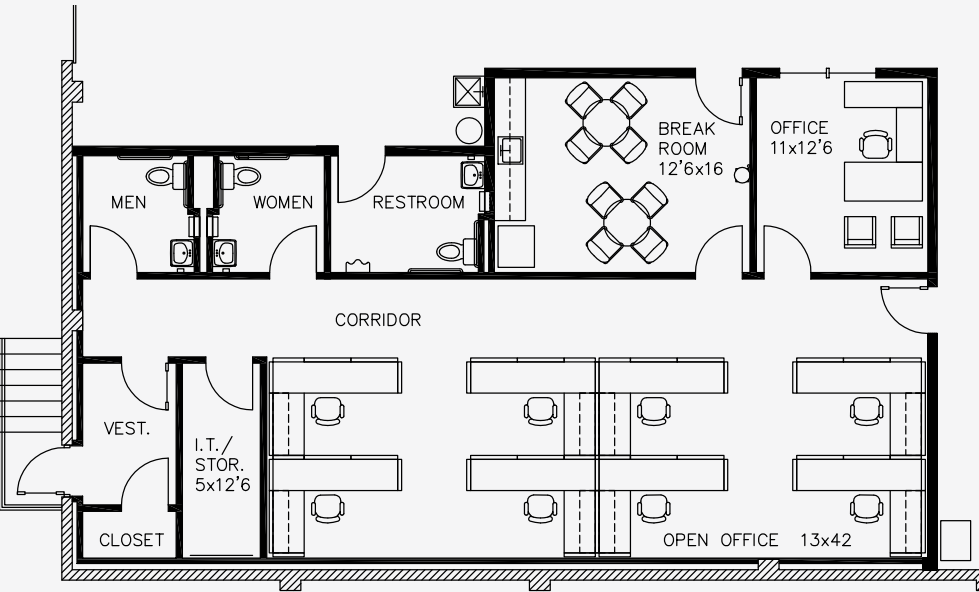
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FLOOR PLAN



no scale Leasing Diagram

Building 5



- 38,380 sf warehouse
- 1,620 sf office

Building 6
40,000 sf total

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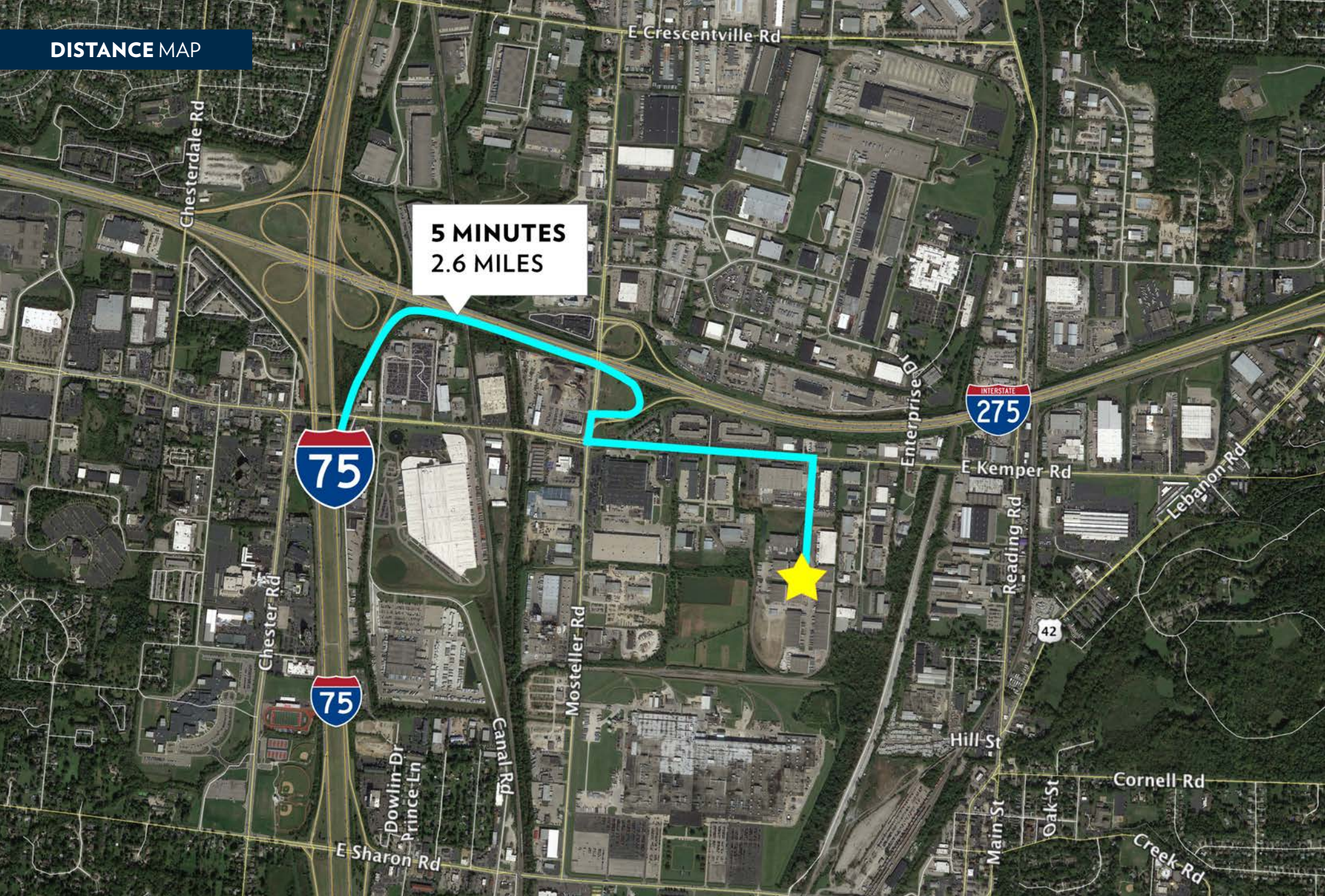
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DISTANCE MAP

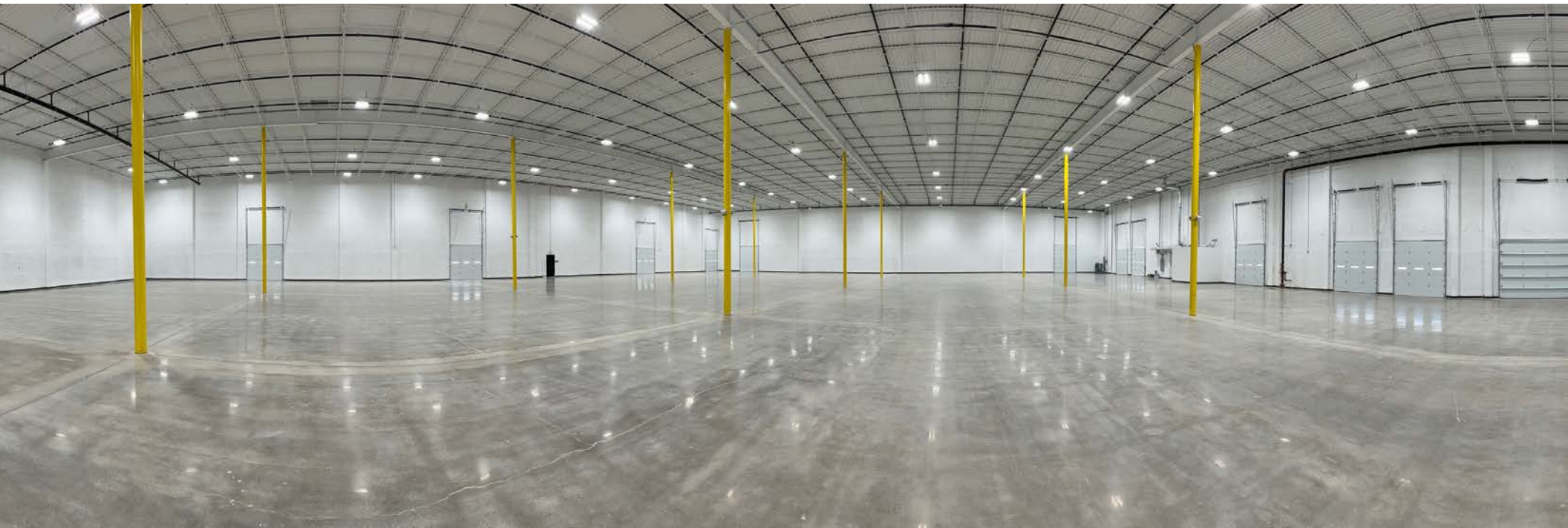
5 MINUTES
2.6 MILES



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