



11700 CHESTERDALE ROAD, SHARONVILLE, OH 45241

AVAILABLE NEW CONSTRUCTION FOR PRE-LEASING/BUILD TO SUIT

Total SqFt:	101,250 (225' x 450')
Office SqFt:	To suit
Loading:	Rear-load
Column Spacing:	50' x 55'
Staging Bay:	60'
Car Parking:	160 spaces
Truck Court:	130' with 60' concrete apron (heavy duty asphalt paving in truck lanes)
Trailer Storage Area:	60' trailer storage area at end of truck court (with concrete dolly strip)
Clear Height:	32'
Sprinkler:	ESFR
Flooring:	7" unreinforced concrete
Construction:	Tilt-up or pre-cast concrete
Electric:	1200 amps
Lighting:	LED lighting in warehouse
Docks:	Eight (8) @ 9' x 10' with 40,000lb mechanical pit levelers. Up to sixteen (16) available
Drive-in Doors:	Two (2) @ 12' x 16'
Windows:	Clerestory windows along dock wall

PROPERTY HIGHLIGHTS



101,250 SqFt

- Great Interstate Access
- Abundant Amenities Nearby
- Tax Abatement Available
- Highway Visibility



CLICK HERE FOR AERIAL VIDEO

INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | SQFTCOMMERCIAL.COM

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RENDERING



DISTANCE MAP



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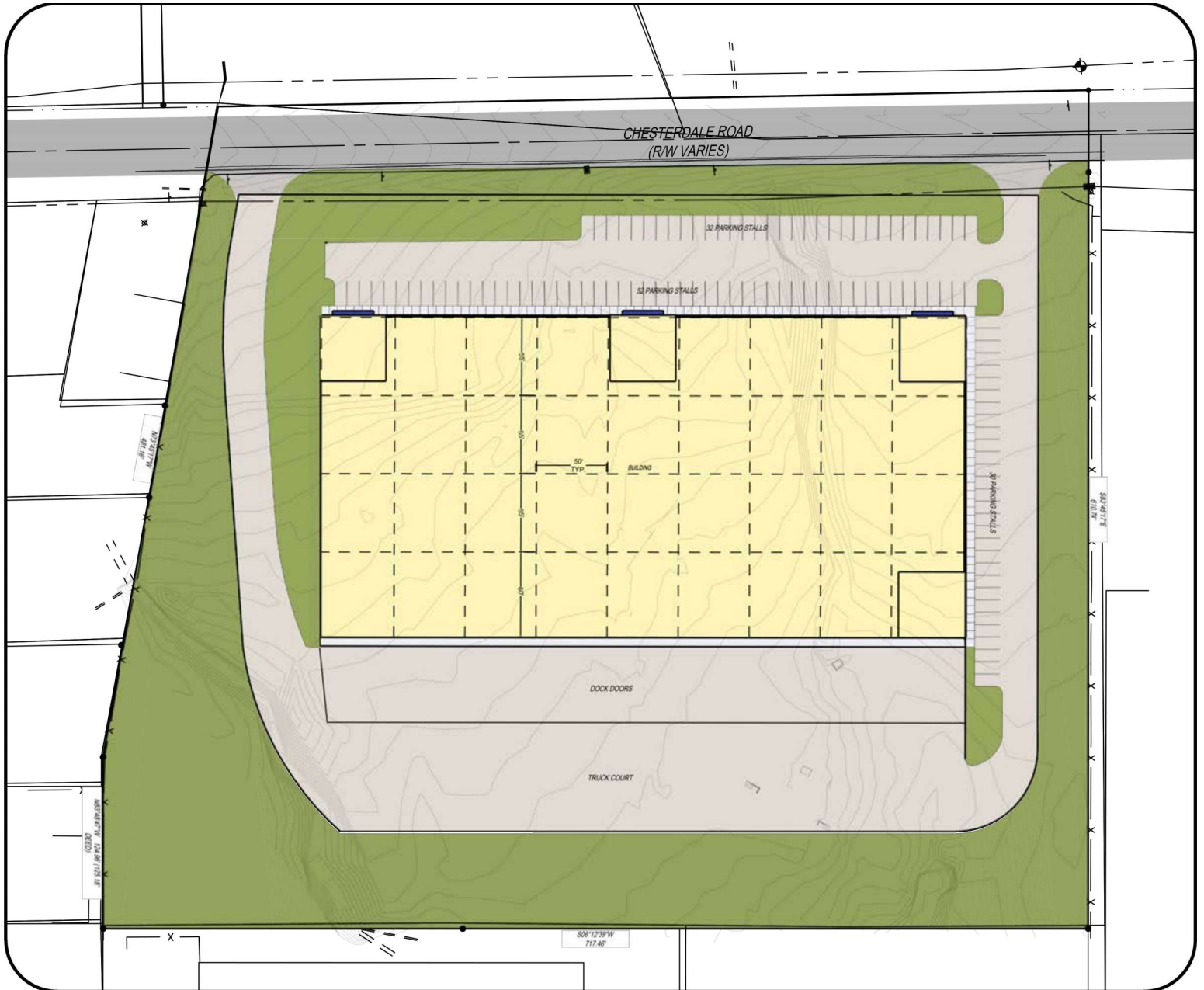
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SITE PLAN



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