



INDUSTRIAL FLEX SPACE



PERIMETER PARK NORTH B

11815 Highway Drive

FOR LEASE

PROPERTY HIGHLIGHTS

6,000 SF Available Now!

3,000± SF Office Space

(1) Dock Door (10' x 10')

(1) Drive In Door (10' x 10')

14' Clear Height

Less than 1 mile from I-275 & SR 42

Close to many area amenities

Located in Sharonville, just 15 miles north of
downtown Cincinnati

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PERIMETER PARK NORTH B

11815 Highway Drive, Cincinnati, OH 45241



BUILDING SPECIFICATIONS

| | |
|----------------|--|
| LOCATION | Sharonville, OH Hamilton County |
| BUILDING SIZE | 30,000 SF Total |
| AVAILABLE SIZE | 6,000 SF |
| OFFICE SIZE | ±3,000 SF |
| ZONING | General Industrial |
| YEAR BUILT | 1991 |
| CONSTRUCTION | Tilt-up Concrete |
| ROOF | Membrane |
| FLOOR | 6" Concrete |
| CLEAR HEIGHT | 14' |
| COLUMN SPACING | 30' x 40' |
| DOORS | (1) Dock Door (10' x 10') (1) Drive In Door (10' x 10') |
| TRUCK COURT | Rear Loaded |
| AUTO PARKING | 65 Parking Spaces |

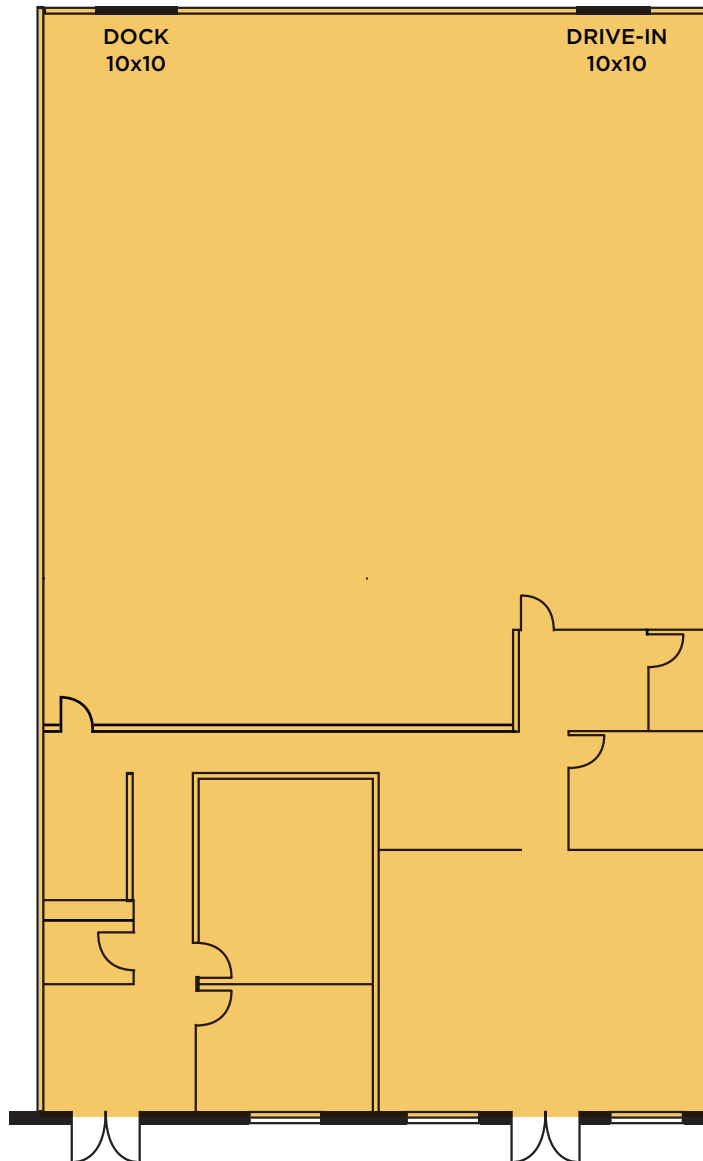
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|--------------------|--|
| FIRE SUPPRESSION | Wet System |
| LIGHTING | LED |
| HVAC | Natural Gas Fired Units |
| ELECTRIC | TBD |
| UTILITIES | |
| ELECTRIC/GAS | www.duke-energy.com |
| WATER/SEWER | www.cincinnati-oh.gov |
| TELEPHONE | www.cincinnati-bell.com |
| DATA | www.spectrum.com |
| LEASE RATE | \$9.95/psf NNN |
| OPERATING EXPENSES | \$4.11/psf |

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FLOOR PLAN - 6,000 SF





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EXTERIOR PHOTOS

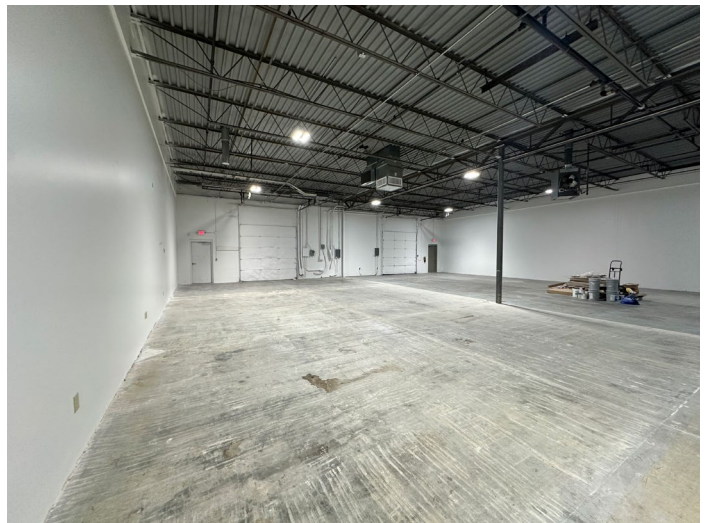
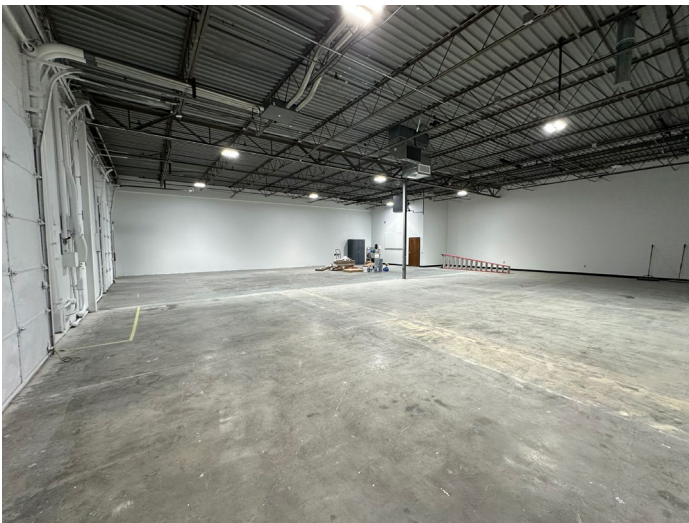


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INTERIOR PHOTOS





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AERIAL LOCATION

