



## INDUSTRIAL FLEX SPACE



# PERIMETER PARK NORTH A

11785 Highway Drive

**FOR LEASE**

## PROPERTY HIGHLIGHTS

5,500 SF Available - Suite 900

(2) Dock Doors

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

### SEATTLE STEIN

Director

+1 513 763 3027

seattle.stein@cushwake.com

### TOM MCCORMICK

Managing Director

+1 513 763 3025

tom.mccormick@cushwake.com



201 E. Fourth Street, Ste 1800  
Cincinnati, OH

Main +1 513 421 4884

**cushmanwakefield.com**

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## BUILDING SPECIFICATIONS

LOCATION	Sharonville, OH Hamilton County
BUILDING SIZE	28,100 SF Total
AVAILABLE SIZE	Suite 900: 5,500 SF
ZONING	General Industrial
YEAR BUILT	1991
CONSTRUCTION	Tilt-up Concrete
ROOF	Membrane
FLOOR	6" Concrete
CLEAR HEIGHT	14'
COLUMN SPACING	30' x 40'
TRUCK DOCKS	Two (2) Dock Doors (9' x 10')
TRUCK COURT	100' Truck Court Rear Loaded
AUTO PARKING	65 Parking Spaces

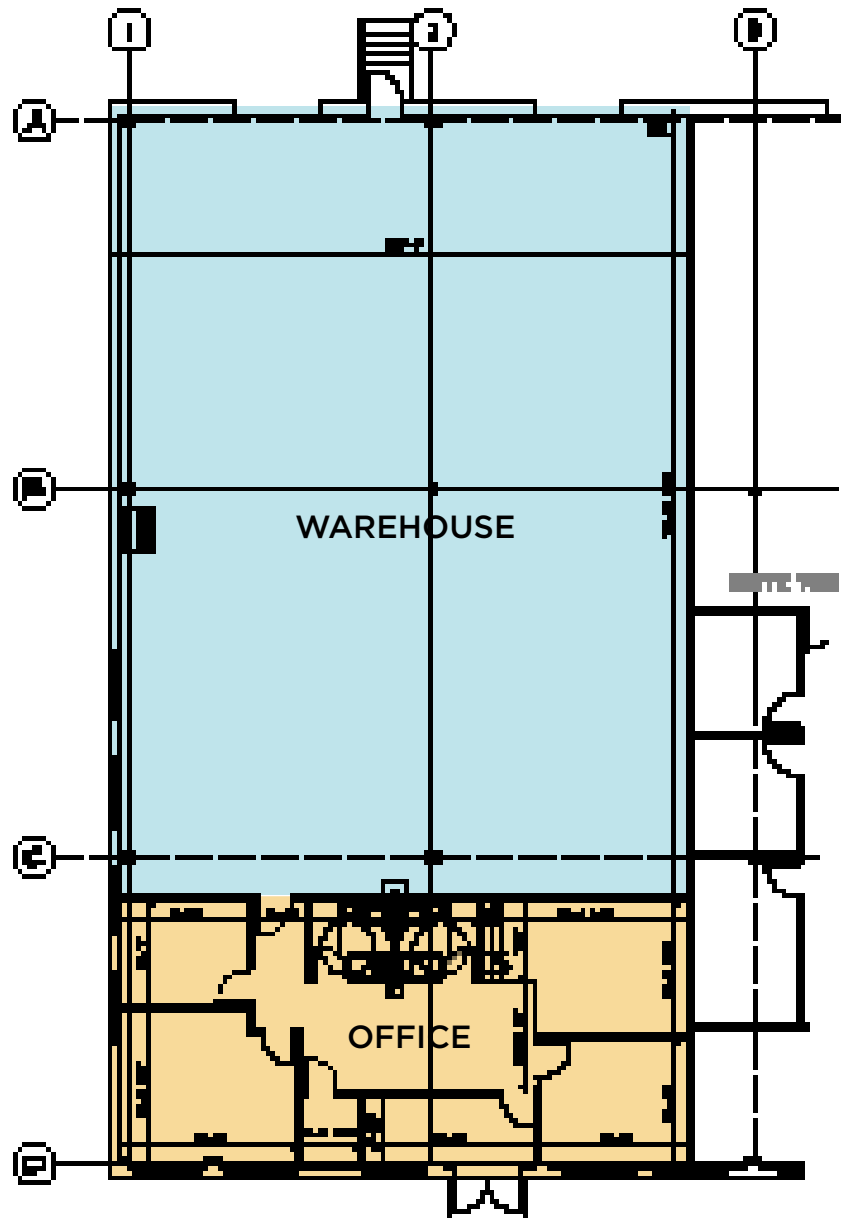
FIRE SUPPRESSION	Wet System
LIGHTING	LED
HVAC	Natural Gas Fired Units
ELECTRIC	TBD
UTILITIES	
ELECTRIC/GAS	<a href="http://www.duke-energy.com">www.duke-energy.com</a>
WATER/SEWER	<a href="http://www.cincinnati-oh.gov">www.cincinnati-oh.gov</a>
TELEPHONE	<a href="http://www.cincinnati-bell.com">www.cincinnati-bell.com</a>
DATA	<a href="http://www.spectrum.com">www.spectrum.com</a>
LEASE RATE	\$9.95/psf NNN
OPERATING EXPENSES	\$3.73/psf

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## FLOOR PLAN





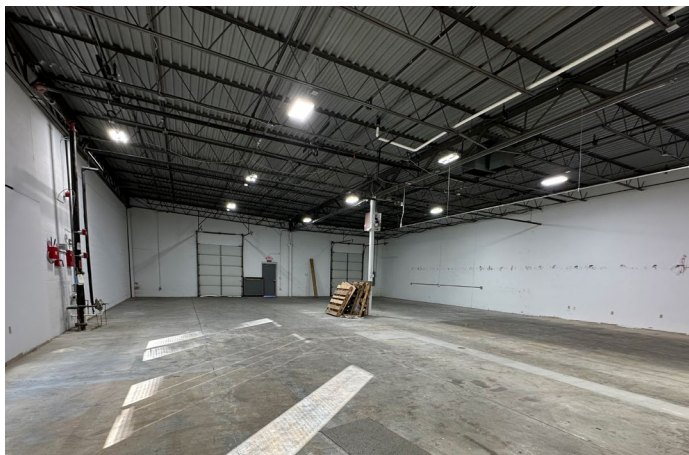


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## PHOTOS







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## AERIAL LOCATION

