

FOR LEASE

11444 ROCKFIELD CT.

CINCINNATI, OH 45241

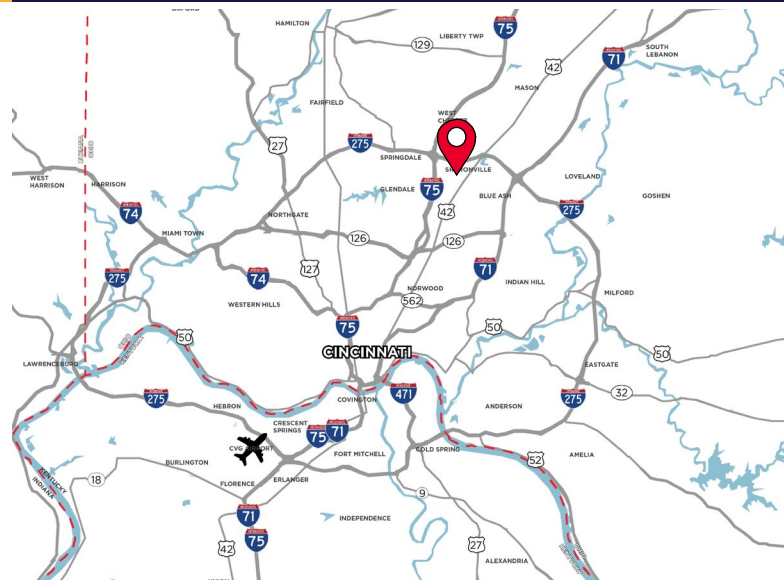


BUILDING HAS BEEN COMPLETELY RENOVATED

MANUFACTURING/WAREHOUSE

LEASE RATE: \$7.95/SF NNN

- 22,464 SF Total
- 5,109 SF Office
- 17,355 SF Warehouse
- 14' - 16' Clear Height
- (7) Dock Doors of varying sizes
- (1) 9'x10' ramped Drive-in Door



For more information, contact:

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AVAILABLE SIZE	22,464 SF	DOCK DOORS	(7) Dock Doors
OFFICE SIZE	5,109 SF	DRIVE-IN DOORS	(1) Ramped Drive-in Door; 9'x10'
WAREHOUSE SIZE	17,355 SF	SPRINKLER	Wet
YEAR BUILT	1977		Four (4) 120/208v, 3 phase, 4-Wire services in building
ACRES	1.6 Acres	ELECTRIC	Three (3) 200 amp panels & one (1) 1,200 amp panel that can be split into a 800 amp & 400 amp service
CLEAR HEIGHT	14' - 16'	OPEX	\$1.90/SF
ZONING	GI - General Industrial		
PARKING	30 Auto Spaces		

AERIAL

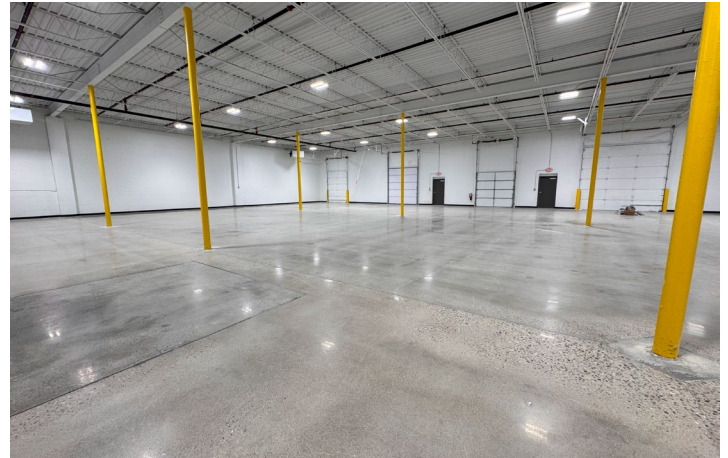
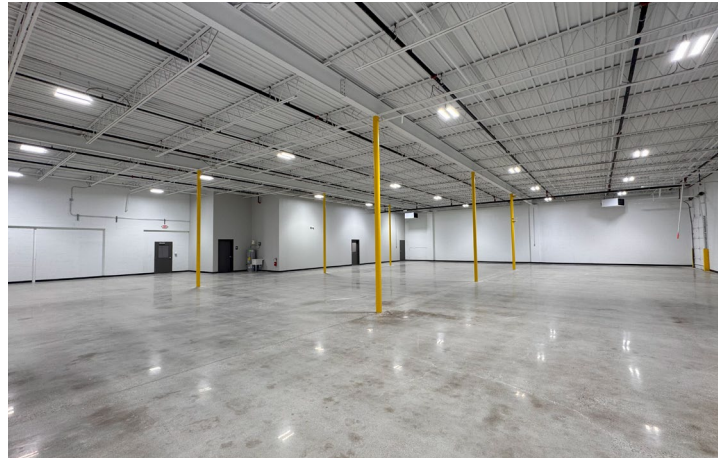


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PHOTOS



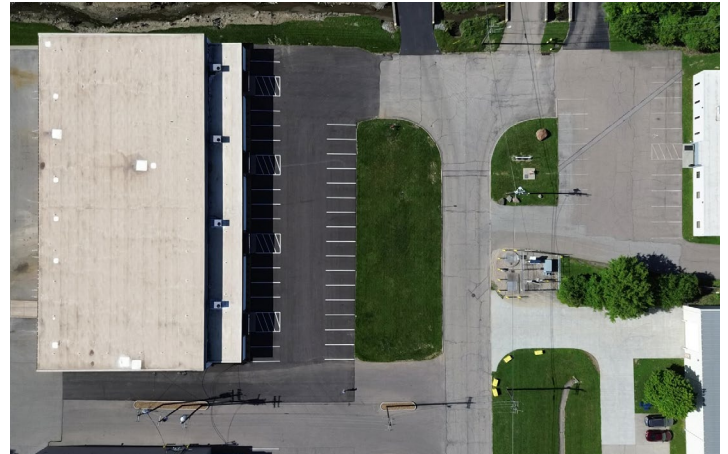
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AERIAL PHOTOS



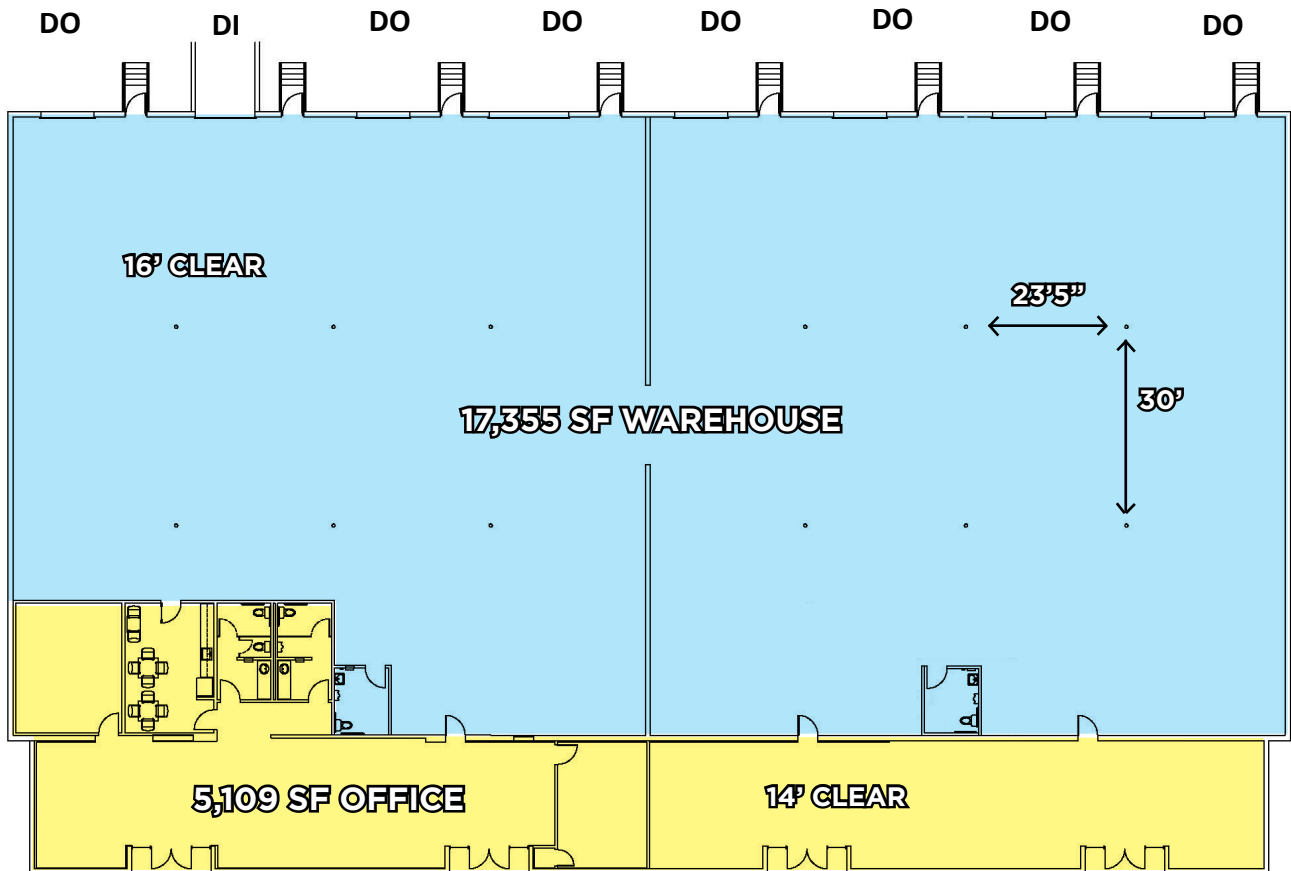
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FLOOR PLAN



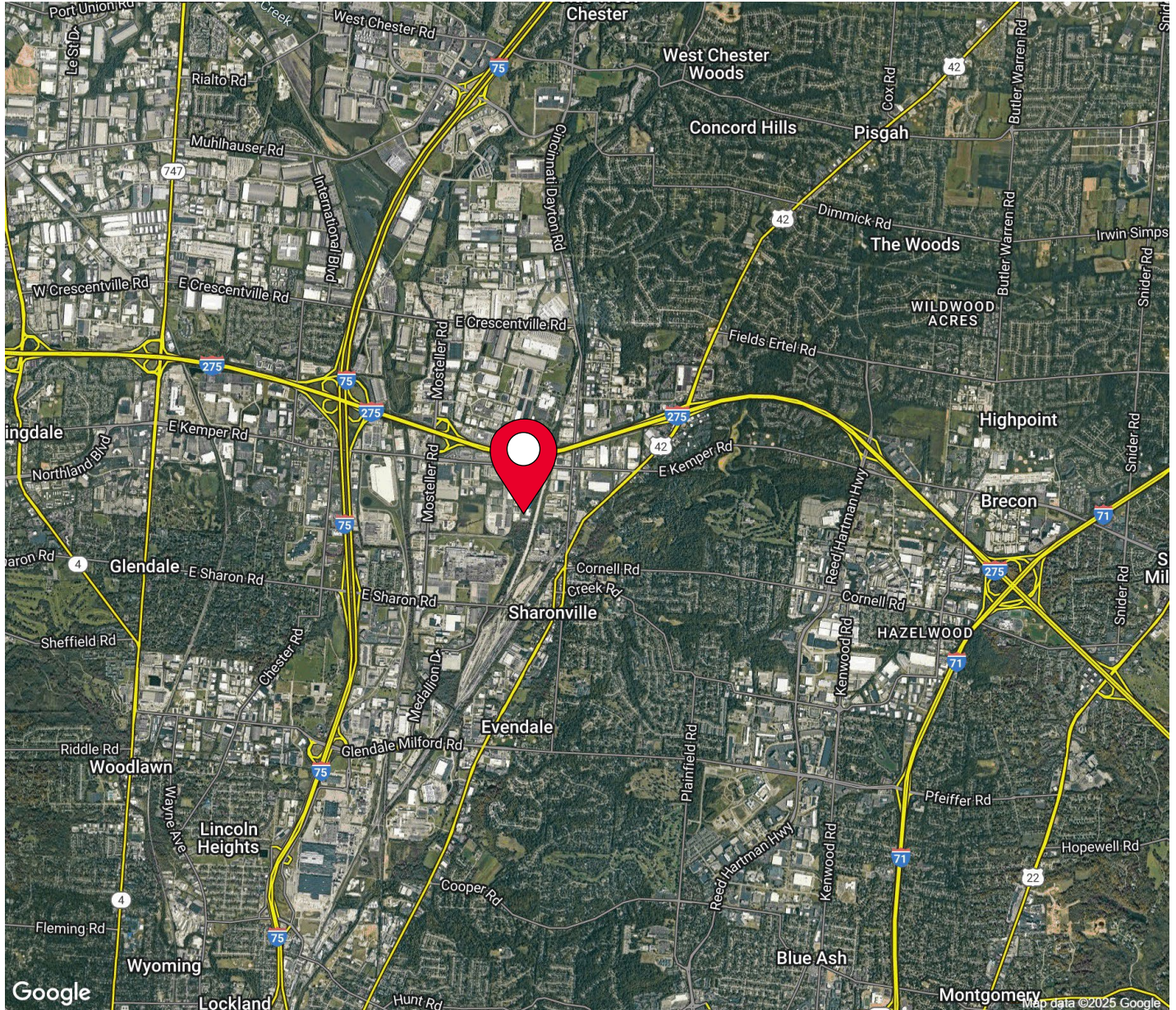
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AERIAL LOCATION



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