



12033 BEST PLACE

SHARONVILLE, OH 45241

Kiesland
DESIGN ► BUILD

**INDUSTRIAL BUILD TO SUIT LAND SITE
AVAILABLE FOR SALE OR LEASE**

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Rod MacEachen
(513) 675-5764
Rod@SqFtCommercial.com

Roddy MacEachen, SIOR
(513) 739-3985
Roddy@SqFtCommercial.com

Jared Wagoner, SIOR
(812) 890-1768
Jared@SqFtCommercial.com

Matt Schutte
(859) 414-9169
Matt@SqFtCommercial.com

Sarah Kern
(513) 426-4864
Sarah@SqFtCommercial.com

Amy Castaneda
(503) 310-9768
Amy@SqFtCommercial.com

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PROPERTY HIGHLIGHTS



20,000 SqFt

- Class A New Construction located in Sharonville
- 20,000 SqFt available with potential for outdoor storage yard
- Pre-engineered metal building, fully insulated
- Construction services by [Kiesland Development](#)
- Construction to begin Spring 2026 with Spring 2027 estimated completion
- Located in Sharonville with immediate access to I-275/I-75
- Lease Rate: Negotiable
- Sale Price: Negotiable
- Site is pad/shovel ready for development and all utilities on site
- 15-year / 100% property tax abatement on new construction

[CLICK HERE FOR AERIAL VIDEO](#)

PROPERTY DETAILS

Total SqFt:	20,000 (80'x250')
Warehouse SqFt:	19,308
Office SqFt:	692
Acreage:	2.13 acres
Clear Height:	24'
Year Built:	2026
Type Construction:	Pre-Engineered Metal-Fully Insulated
Floor Slab:	6" reinforced concrete
Interior Lighting:	LED high bay at 30FC maintained at 36" AFF in Warehouse. Flat Panel LED's in Office.
Exterior Lighting:	LED Wall Packs
Column Spacing:	Clearspan
Dock door:	Two (2) - 9'x10' with dock seals and mechanical pit levelers
Drive-in door:	One (1) - 14'x14'
Sprinkler:	Wet system
Electrical Service:	480/277 volt, 3-phase, 400 amps. Additional to suit
Heat:	Natural Gas Fired Unit Heaters in Warehouse. 100% HVAC in Office.
Roof:	Metal-Fully Insulated
Truck court and Storage Yard:	Heavy Duty Asphalt and/or Concrete Suitable for Truck Traffic
Parking Lot:	Thirty (30) spaces per building, additional to suit
Restrooms:	To Suit
Hamilton County Parcel ID:	608-0023-0275-00

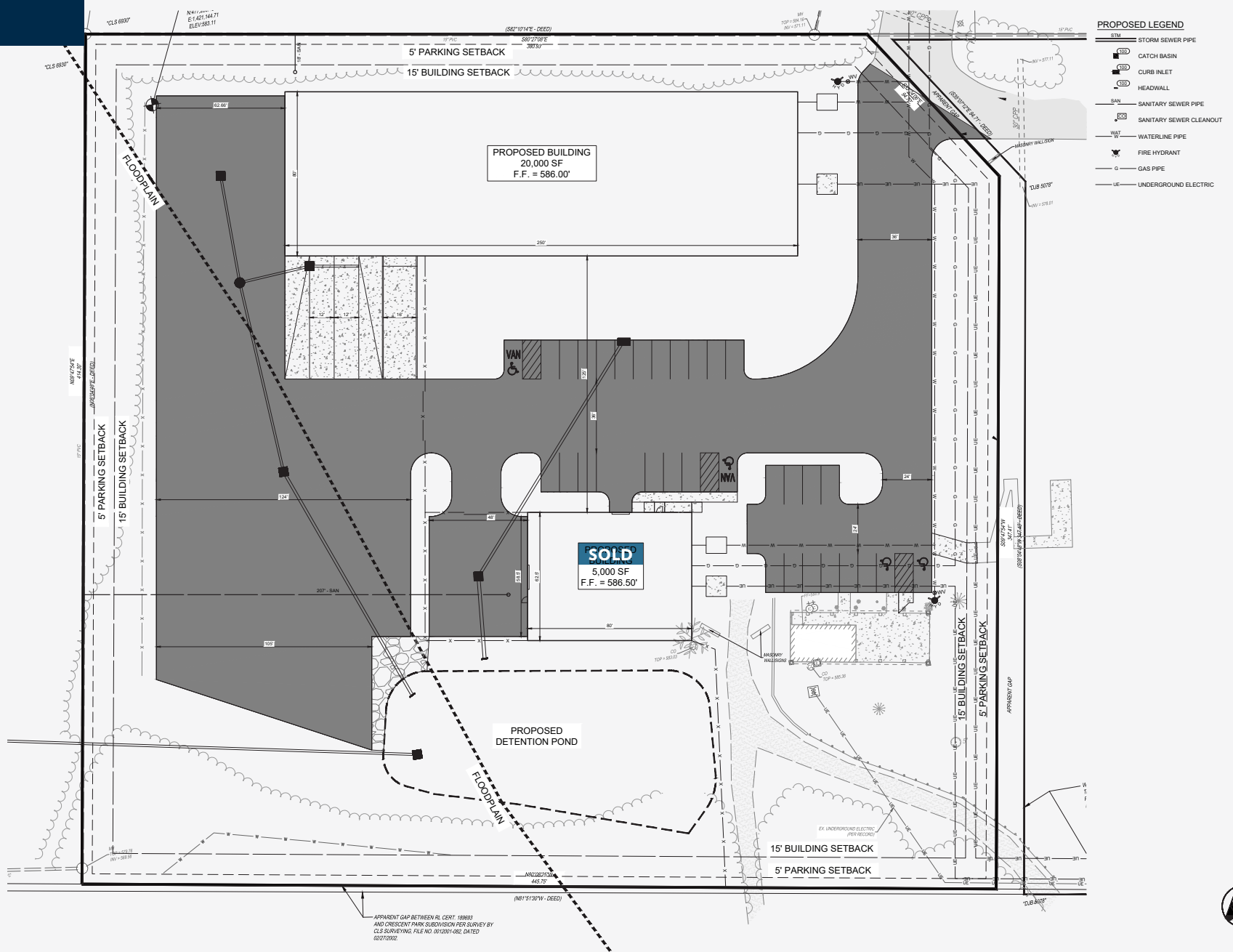
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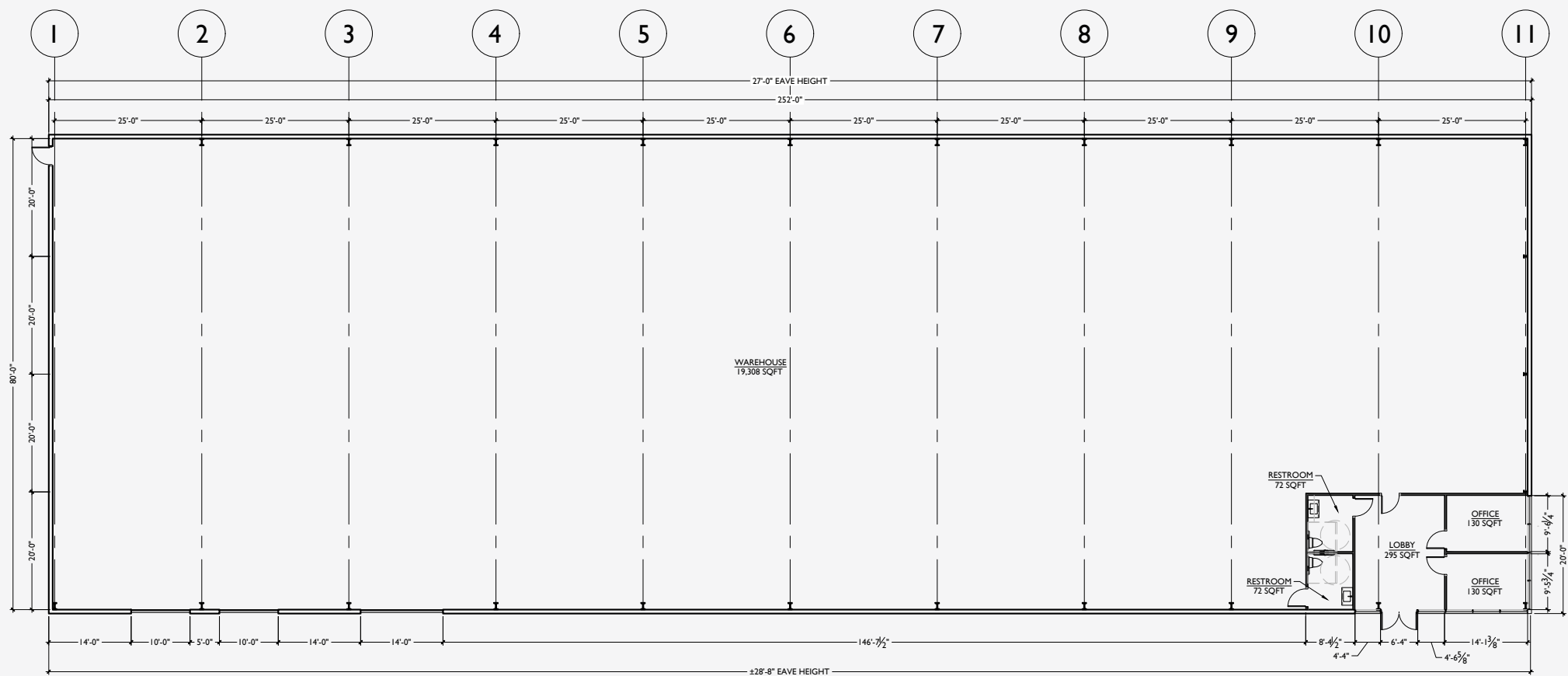
SITE PLAN



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FLOOR PLAN



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SITE PLAN



PROPOSED LEGEND

STM STORM SEWER PIPE

 CATCH BASIN

100 CLIPP INLET

 CURB INLET
 100

HEADWALL

_____ SANITARY SEWE

 SANITARY SEWER

—^{WAT}W— WATERLINE PIPE

 FIRE HYDRANT

— G — GAS PIPE

——HE——UNDERGROUND

SE—UNDERGROUND



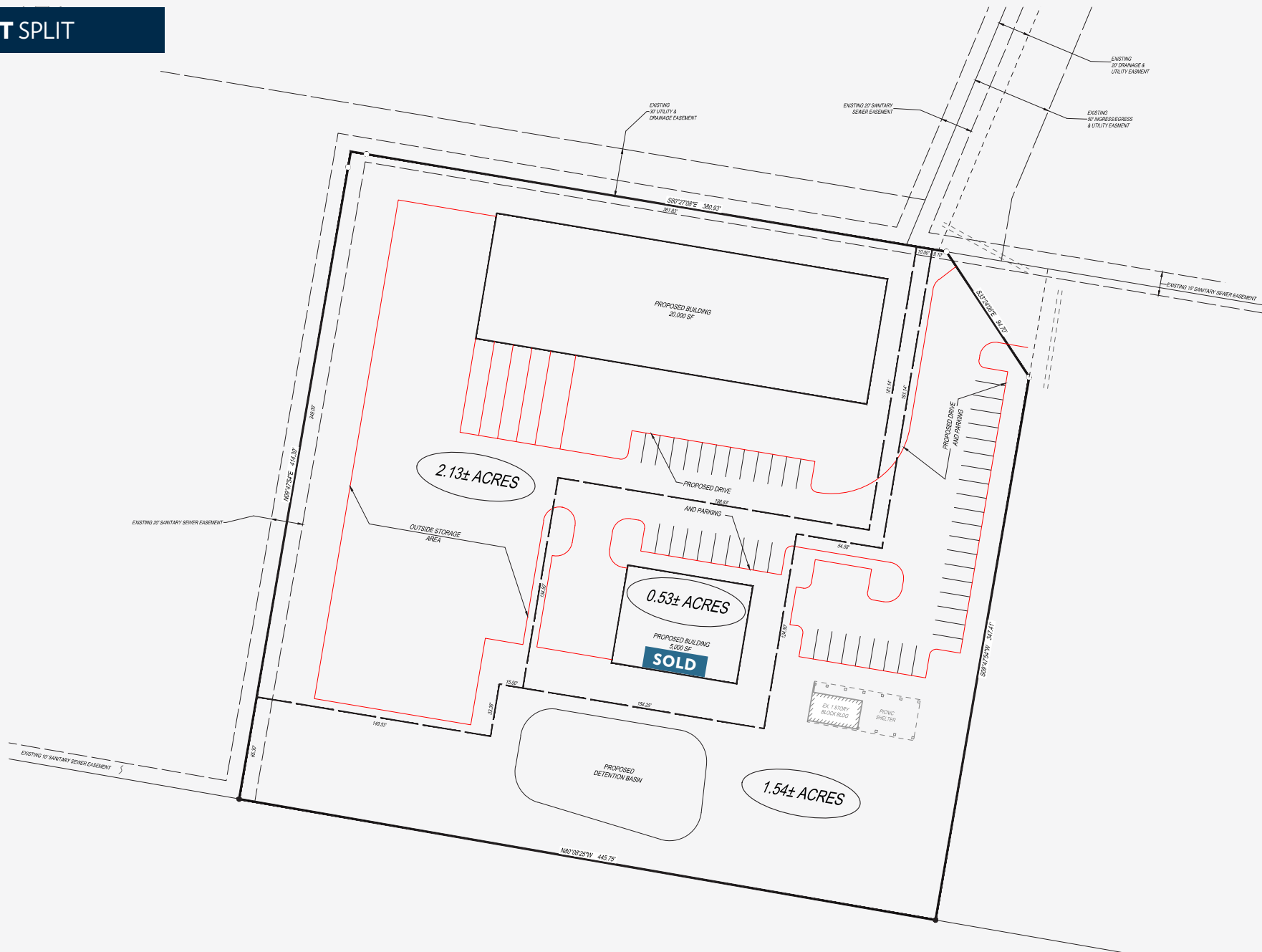
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LOT SPLIT



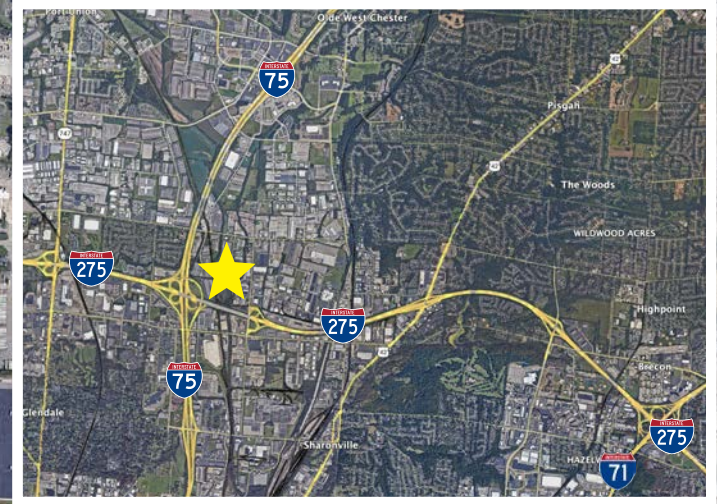
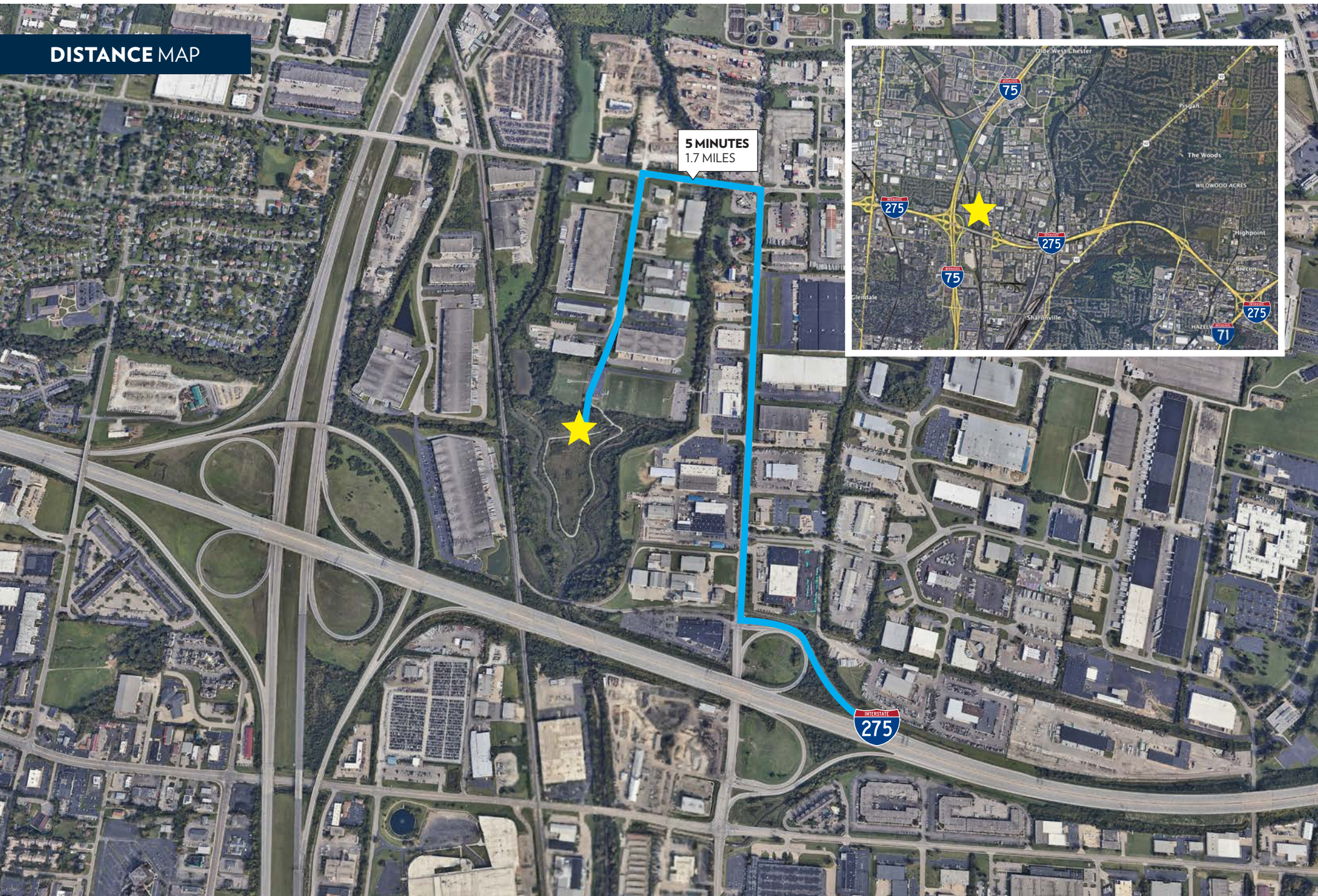
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DISTANCE MAP



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