

**1030 Reed Road
Monroe, OH 45050
Warren County
Flex Space For Sublease
10,054 SF**



AVAILABLE:
10,054 SF - 9,054 SF warehouse / 1,000 SF office

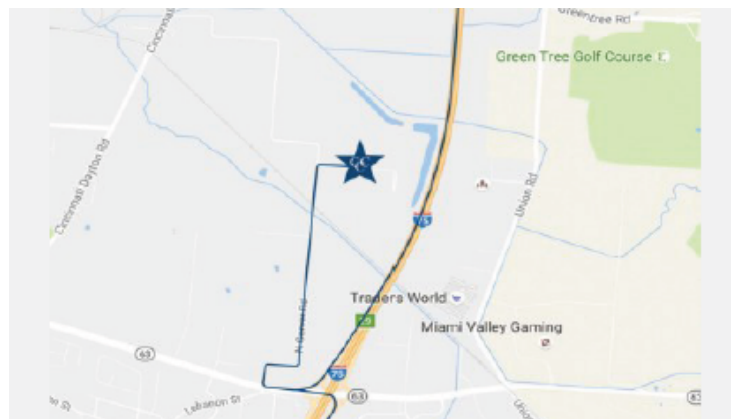
USES:
Heavy/light industrial

OFFERED AT:
\$8.50 PSF NNN
\$1.88 PSF OpEx

LOCATION:
Warren County. Located within minutes to I-75 Monroe/SR 63 exit.

SUMMARY:

- 1 docks and 1 drive-in
- 24' clear
- Energy efficient building
- 120/208 volt - 3phase - 400 amps



North Ridge Realty Group
7182 Liberty Centre Drive, Suite M
West Chester, OH 45069

Marshall Stretch
VP Sales & Leasing
513.504.8232 Mobile

John Stretch
Broker / Owner
513.623.6505 Mobile

OVERVIEW

1030 Reed Road
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Flex Space For
Sublease

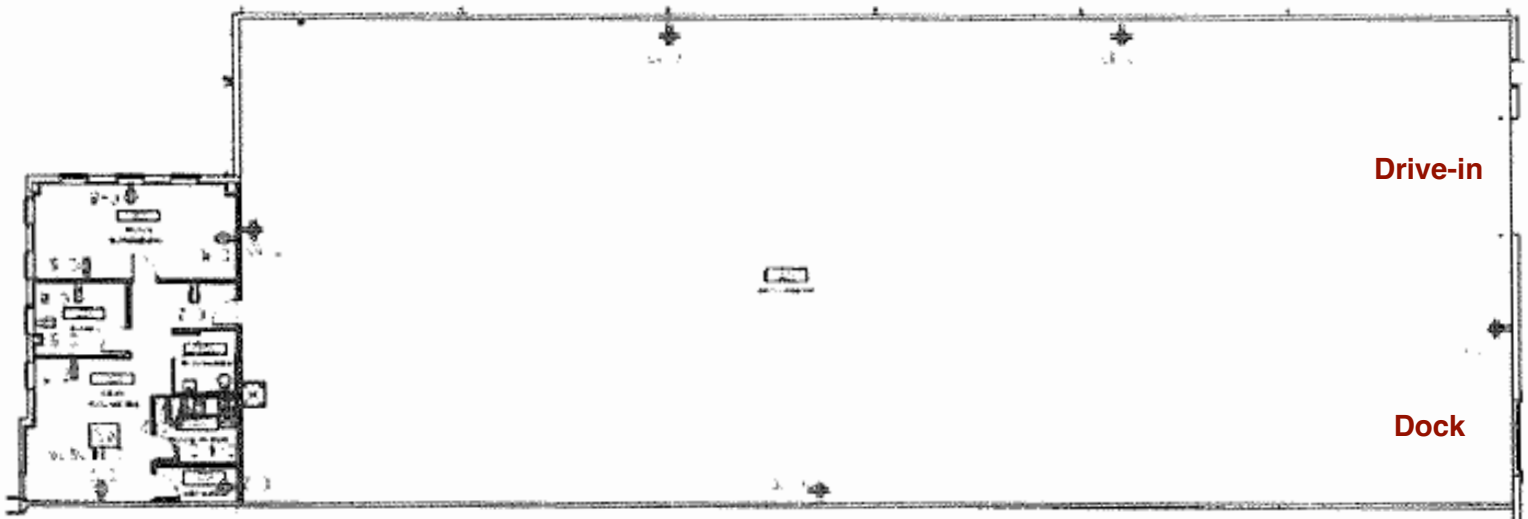
YEAR BUILT:
2017

ACRES:
2.49

OCCUPANCY:
Immediate

SPACE INFO:

- Approximately 10,054 SF - 9,054 SF warehouse / 1,000 SF office
- Private office, conference room, reception area, kitchenette & restroom
- One dock door - 9'x9' w/ edge levelers
- One electric drive-in door - 14'x14'
- 24' clear
- 60' x 25' x 27'6" column spacing
- Wet sprinkled
- 130' truck court w/ concrete & heavy duty asphalt
- Zoned H-1 Heavy Industrial
- Sublease through 12/31/2025



10,054 SF

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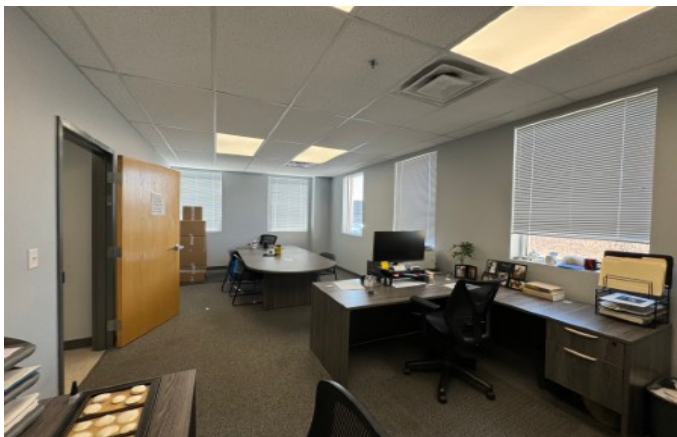
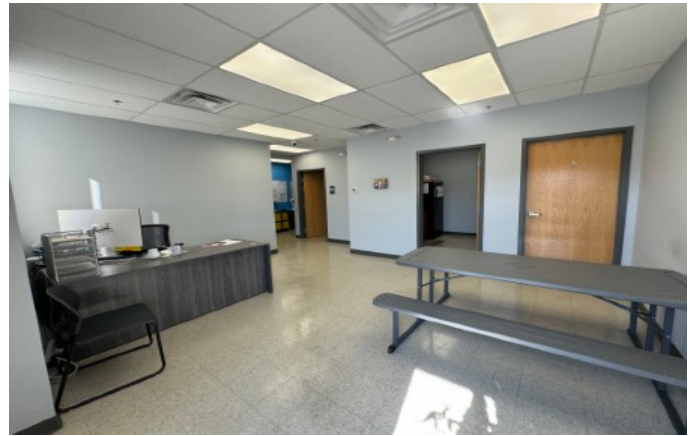
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PROPERTY PHOTOS

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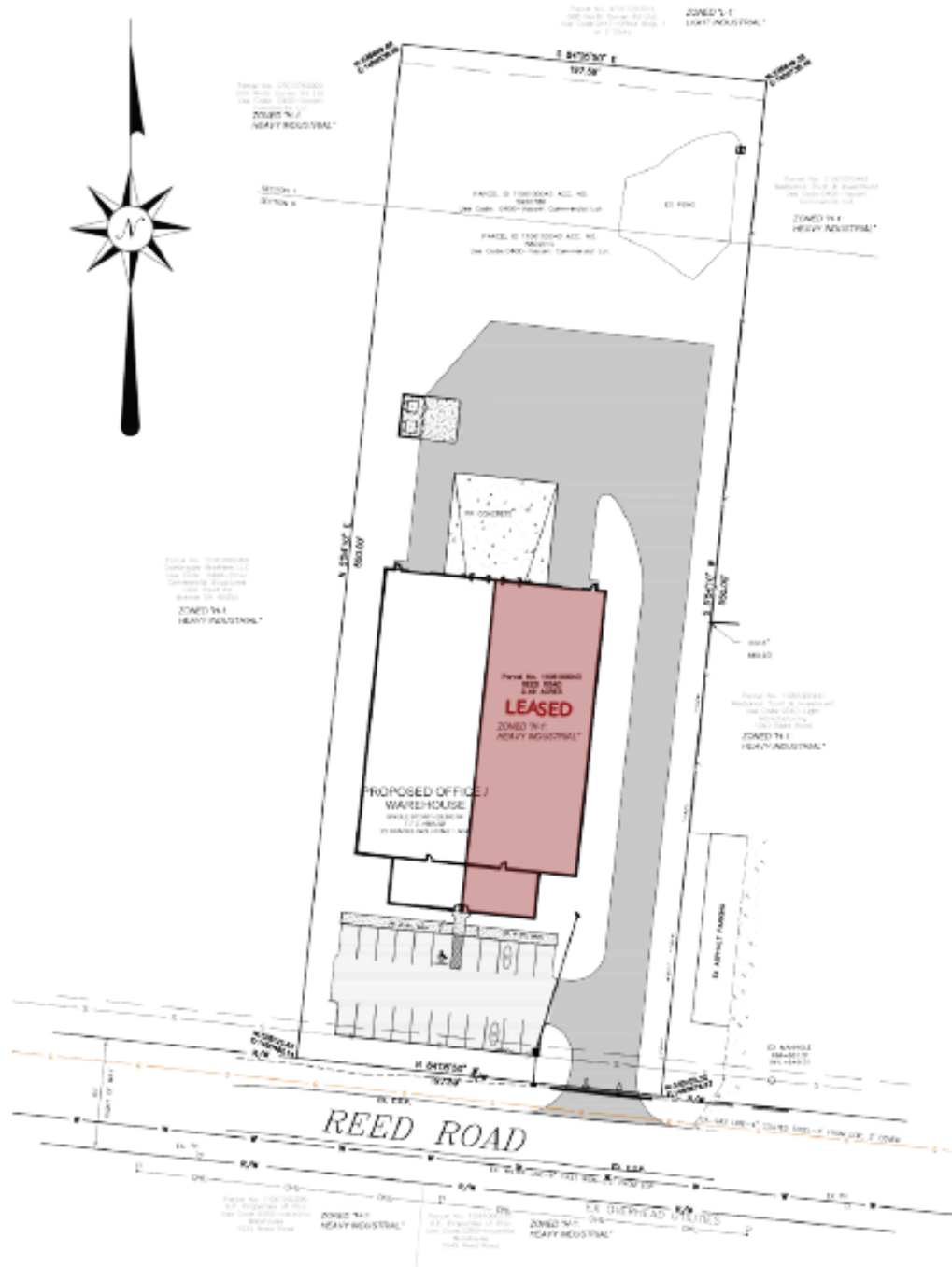
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SITE PLAN

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AERIAL MAP

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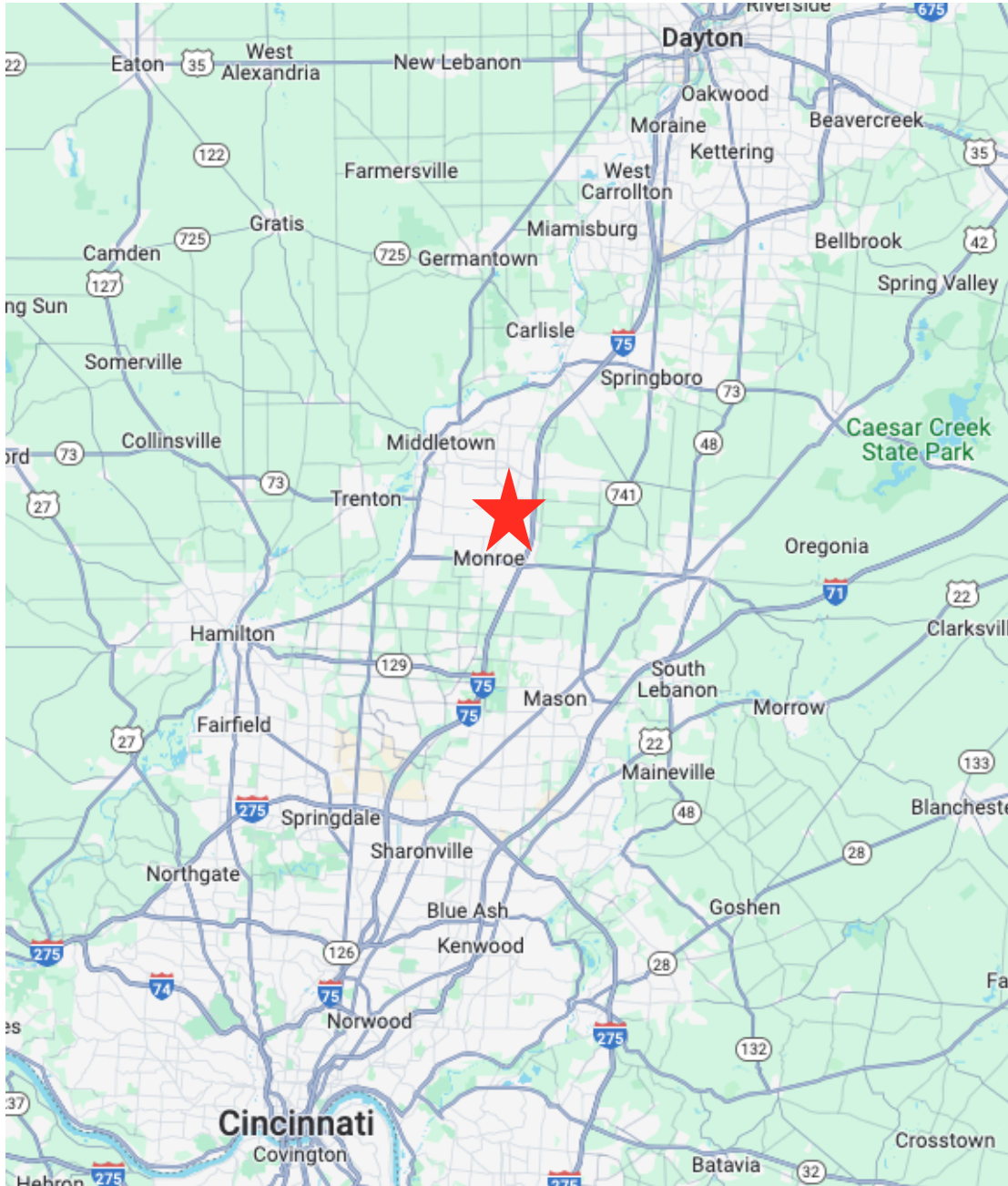
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STREET MAP

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