

FOR LEASE

312-322 N. Main Street

Monroe, OH 45050



Property Highlights

- Two spaces available
 - 3,781 SF former motorcycle showroom (2 drive ins 10x10)
 - 1,333 SF ready for build out (1 drive in 10x10)
- 12' clear
- Private entry & single story
- Separately metered
- Ample parking
- No earnings tax
- Convenient access to I-75
- Offered at: \$14.50 PSF NNN (\$2.86 PSF OpEx)



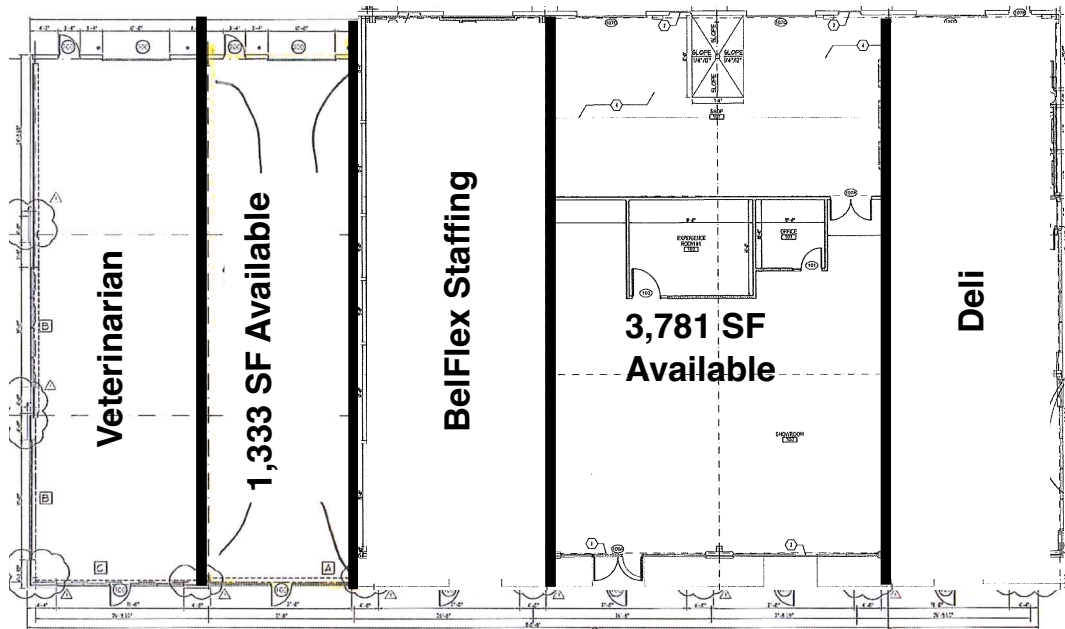
North Ridge Realty Group

7182 Liberty Centre Drive, Suite M | West Chester, OH 45069 | 513.860.5050

www.nrrrg.com

John Stretch | c: 513.623.6505 | john@nrrg.com

Marshall Stretch | c: 513.504.8232 | marshall@nrrg.com



Property Details

Location	Monroe, OH (Butler County)
Building Type	Multi-tenant, flex
Occupancy	Immediate
Available SF	Up to 3,781 SF
Amenities	Private secured entry, ample parking, 10x10 drive in doors, 12'+ clear
Signage	Fascia and marquis
Utilities	Separately metered
Term	5+ years
Rate	\$14.50 PSF NNN
OpEx	\$2.86 PSF OpEx

*The assurance of expertise.
The reputation for results.*

www.nrrg.com



Disclaimer: The Realtor involved in selling the premises is relying on all information provided herein or supplied by owner or owner's sources in connection with the Real Estate. We cannot guarantee this information.