

**5498 Alan B Shepard
Street, Trenton, OH
45067**

**Industrial Space For
Lease
11,800 SF**



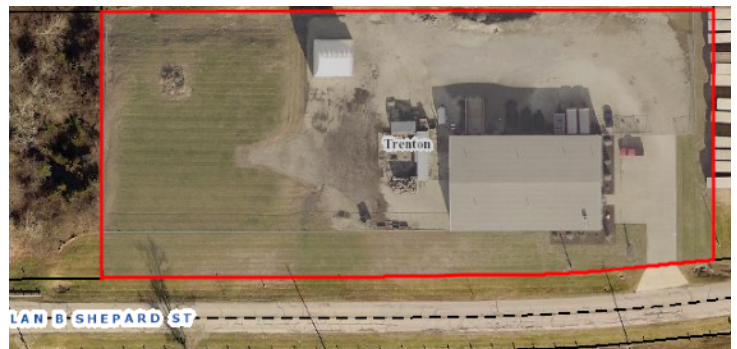
AVAILABLE:
11,800 SF on 2.1 acres

USES:
Light industrial

OFFERED AT:
\$10 PSF MG + utilities

LOCATION:
Located in City of Trenton minutes to SR-129 & I-75

- SUMMARY:**
- Clear span
 - 2.1 acres fully fenced
 - 1 drive-in & 1 dock
 - 16' clear
 - 500 amp - 3 Phase



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

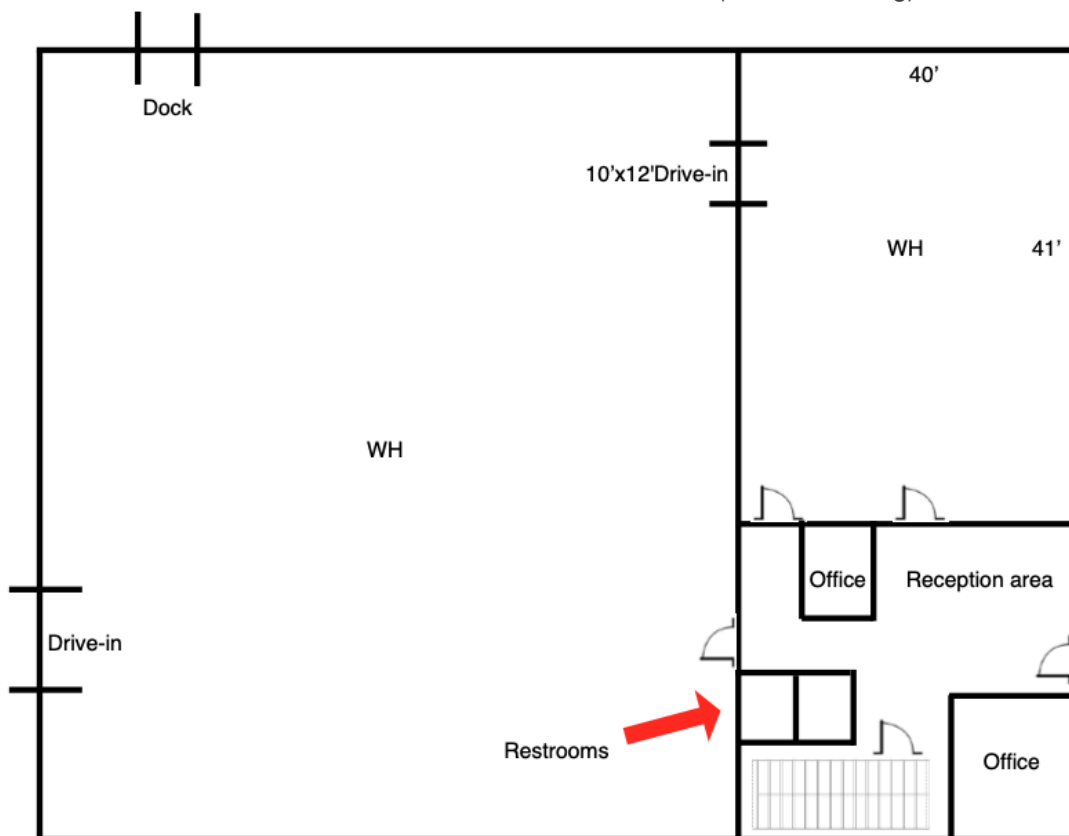
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YEAR BUILT:
1999

OCCUPANCY:
Immediate

SPACE INFO:

- Approximately 11,800 SF - 9,000 SF warehouse
- Sits on 2.1 fully fenced acres
- Reception area, conference room/executive office, 1 private, full kitchenette, open area & 3 restrooms
- Clear span
- One electric drive-in door - 12'x14'
- One dock door w/ leveler - 8'x9'
- 500 amp - 3 Phase
- 16' clear
- Security system w/ cameras and motion sensor exterior lighting
- Gas fired heater in warehouse
- Zoned I-G (Click for zoning)



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PROPERTY PHOTOS

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AERIAL

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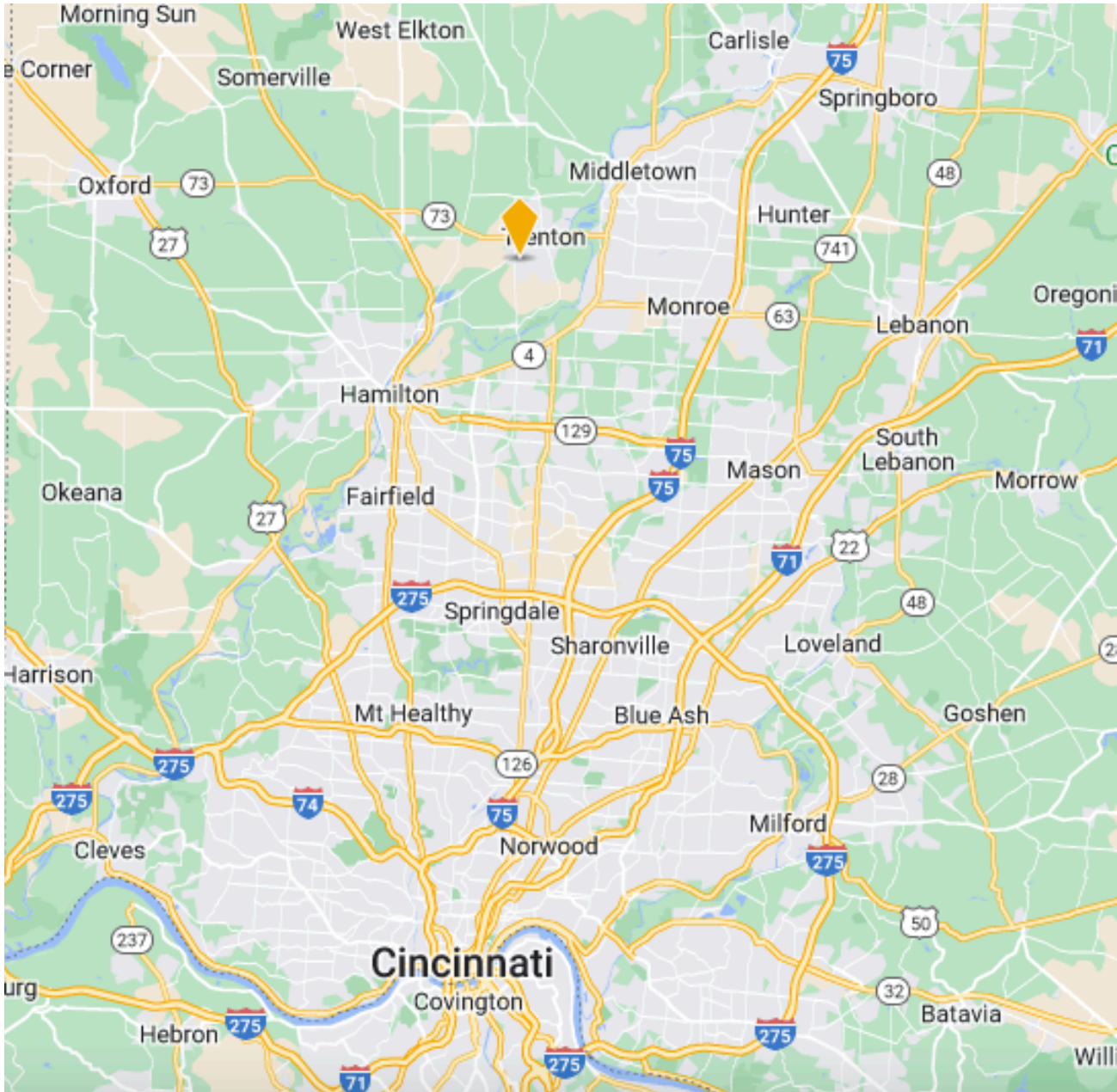
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STREET MAP

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