

**Gilmore Office Park
6749 Gilmore Road,
Fairfield Twp, OH 45011**

**Flex Space For Lease
3,000 SF +/-**



AVAILABLE:

3,000 SF +/- space
(Approximately 2,800 SF WH, 200 SF office)

USES:

Light industrial/flex

OFFERED AT:

\$3,000/month gross + gas & electric

LOCATION:

Located within 1 mile of SR 129

SUMMARY:

- End-cap
- 2 drive-ins w/ electric openers
- 15' clear
- Heavy power



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

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.

OVERVIEW

6749 Gilmore Rd.
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45011
Flex Space For
Lease

YEAR BUILT:
2003

OCCUPANCY:
Immediate

SPACE INFO:

- End-cap unit approximately 3,000 SF with 200 +/- SF of office
- LED lighting
- New LVT floors in office
- Two electric drive-in door - 12'x14'
- 450 AMP - 3 Phase 208/120 Volts (two 225 AMP panels)
- 15' clear
- Private restroom in each unit
- [Zoned M2](#) (Click for zoning)
- Ample and convenient parking



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AERIAL

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A-B



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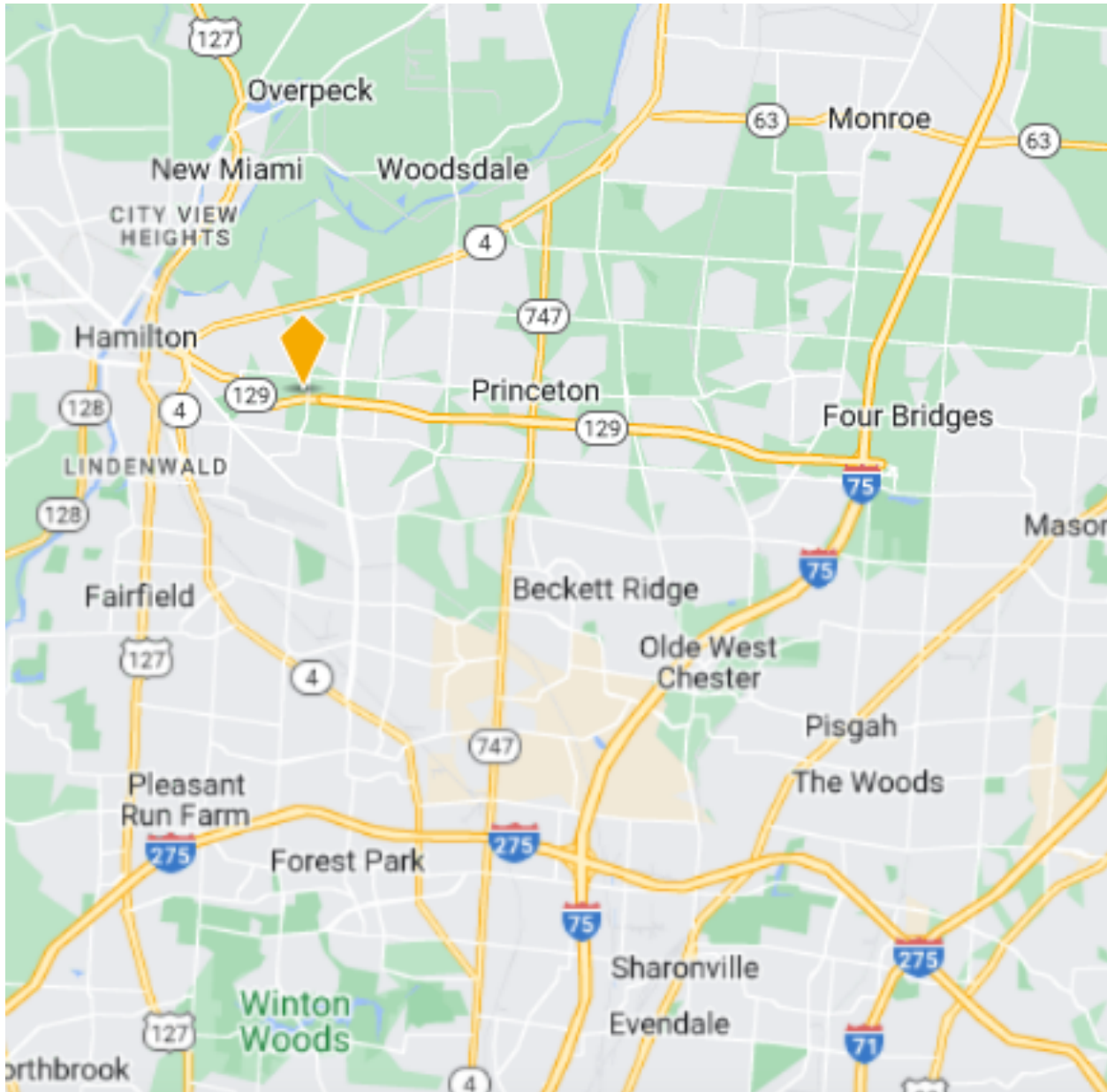
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STREET MAP

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