



Park 42



3600-3700 Park 42 Drive Sharonville, Ohio

Prime Suburban Space for Emerging Businesses

Park 42 offers emerging businesses an exceptional opportunity to establish their presence in a desirable suburban location.

This flexible, affordable leasing option provides the perfect foundation for growth-focused companies seeking professional space without the premium costs typically associated with prime real estate markets.



On-site ownership and property management



Office, flex and warehouse space available



On-site parking with 1,475 spaces and additional land available for future parking expansion



Large floorplate to offer flexibility and efficiency to meet any tenant requirement





3700
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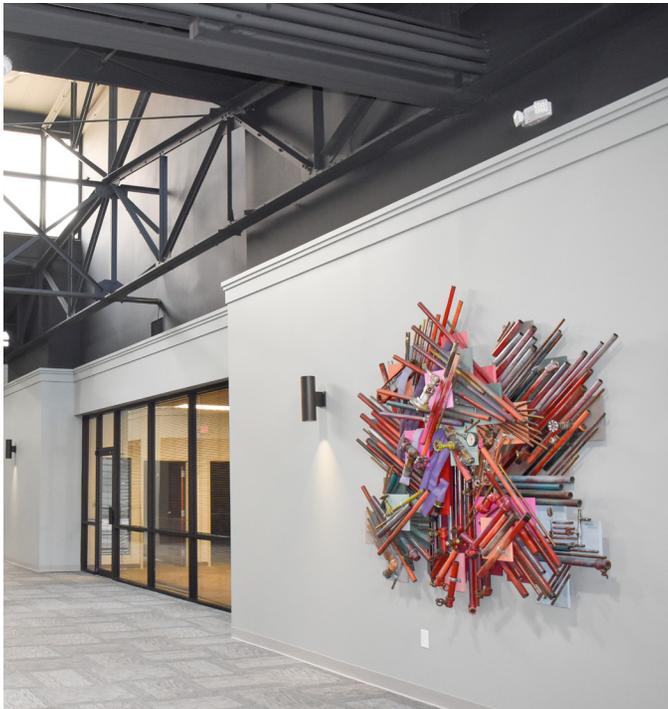
MSP
DESIGN
Full-Service Project
Management

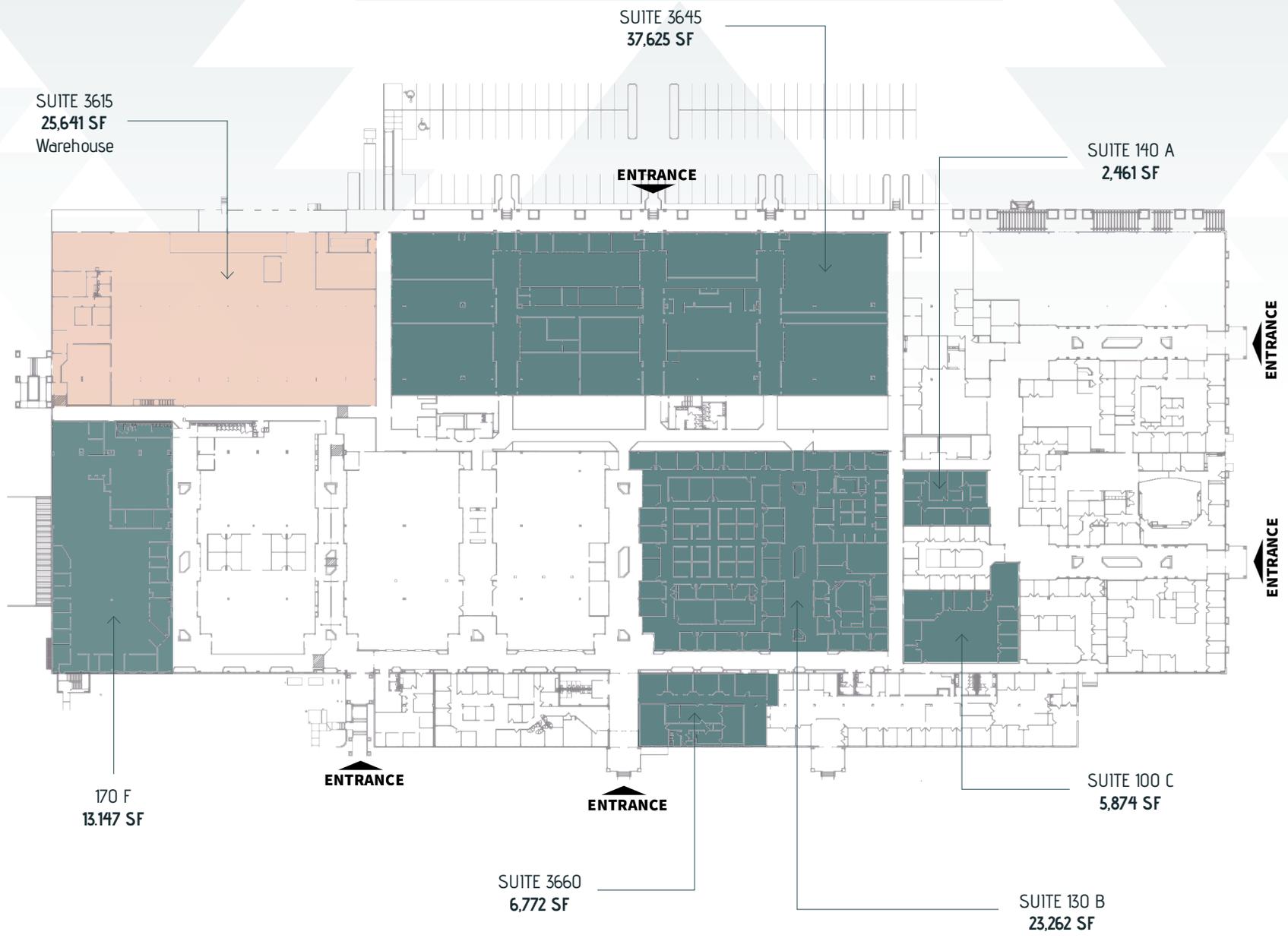
PRIZM

FedEx
FedEx

Scale Your Operations with Premium Flex Space

Discover up to 89,141 square feet of versatile commercial space designed for dynamic office and flex users. With 25,641 square feet of dedicated warehouse area, this property delivers the perfect blend of professional workspace and operational flexibility to power your business growth and operational efficiency.

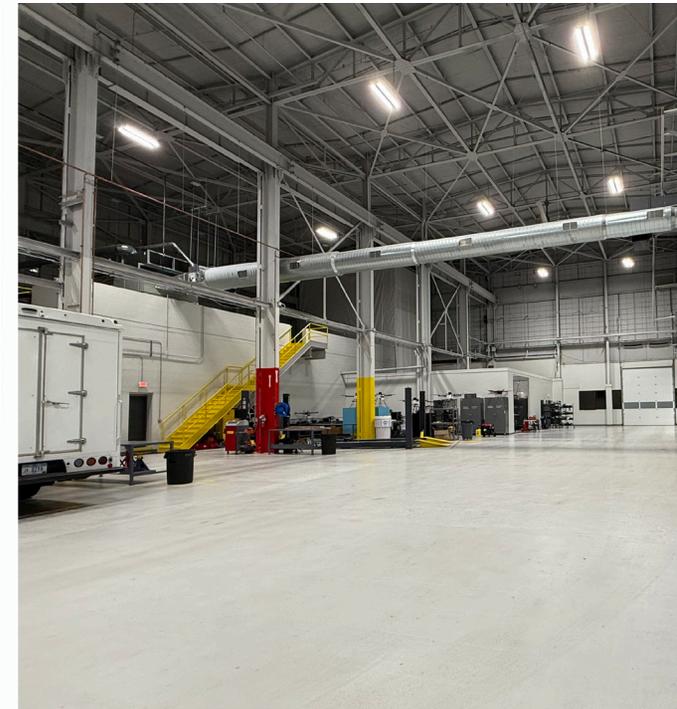
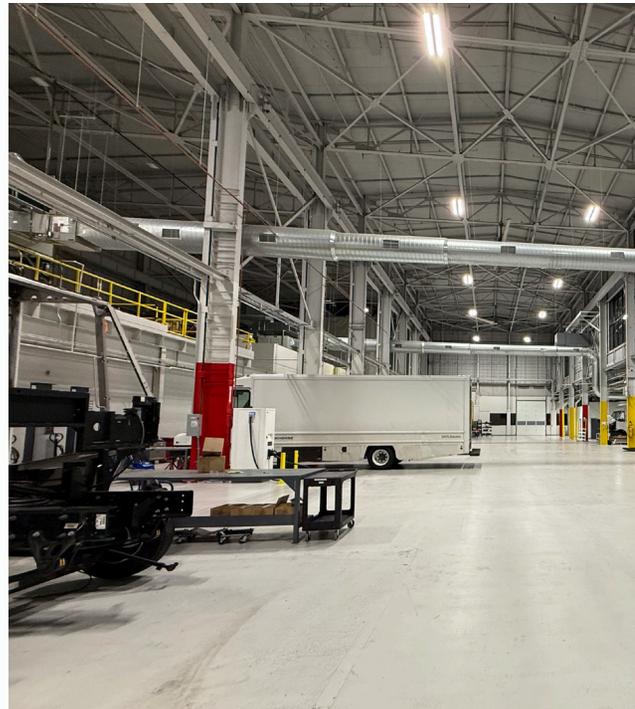
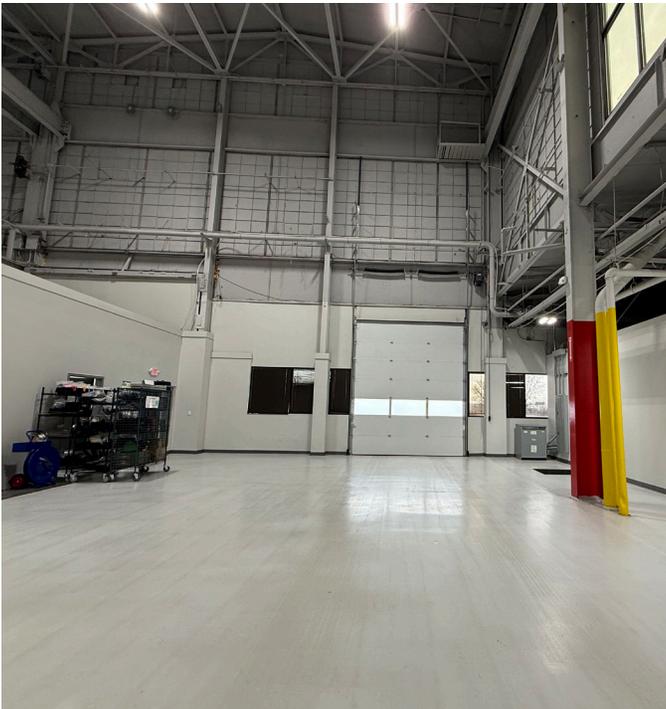




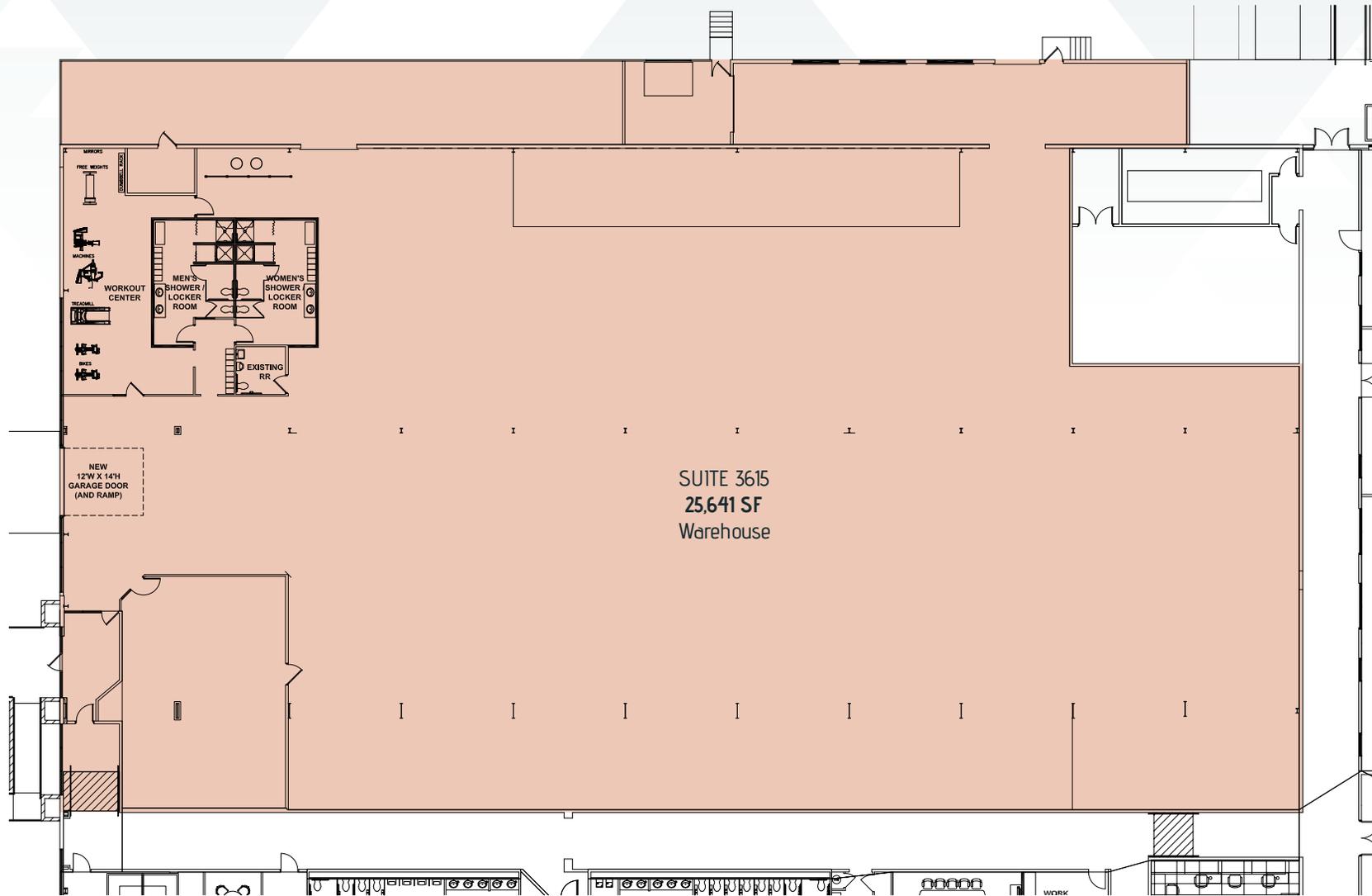
Premium Warehouse Space

Warehouse Specs

Total	25,641 SF
Office	3,123 SF
Ceiling height	14'-33'
Power	3 Phase/480v
Sprinkler	Wet
Docks	5
Drive-ins	1 (12'x14')
Lighting	LED



Warehouse floorplan



Strategic Sharonville Location with Growth Incentives

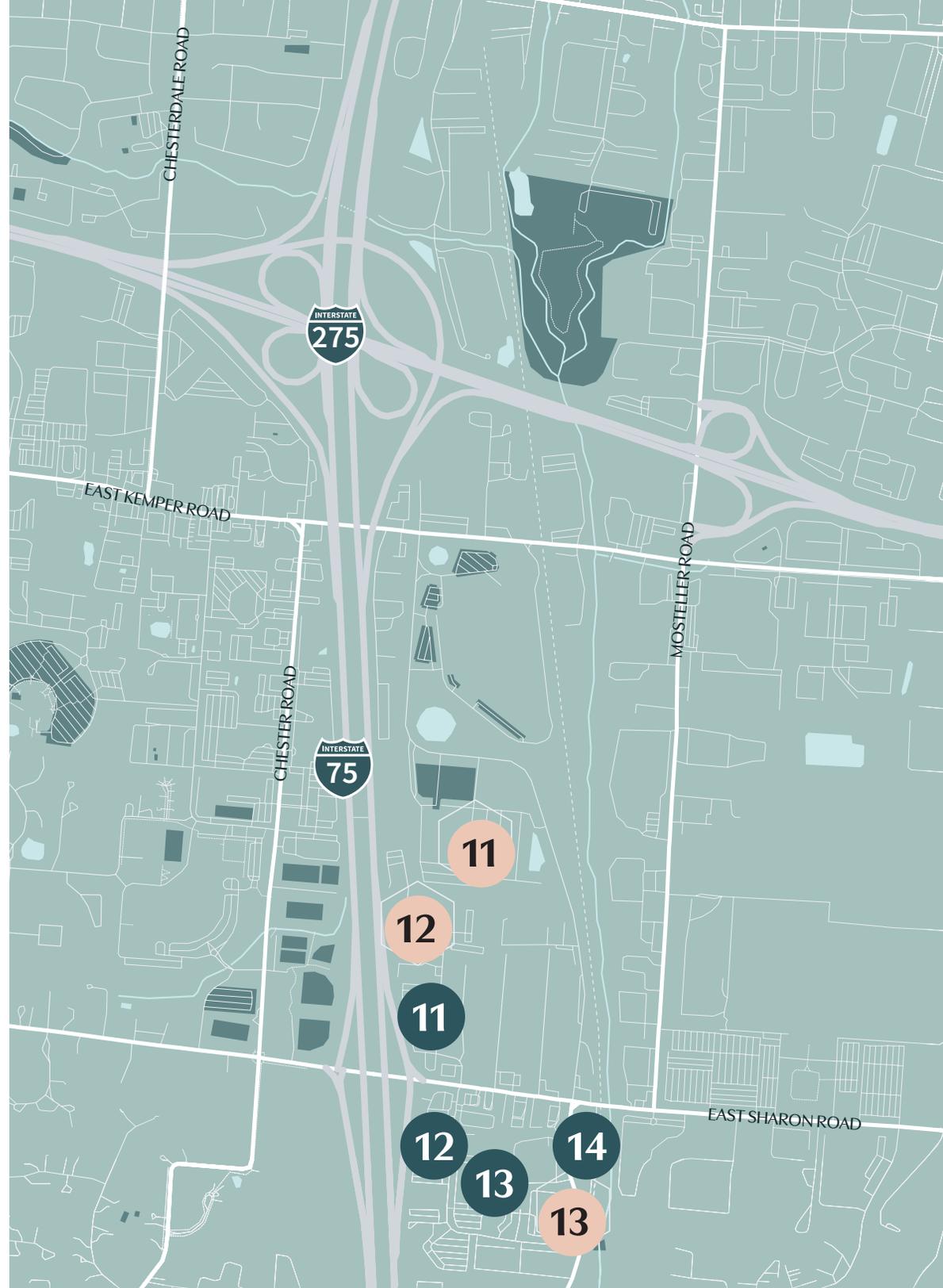
Park 42 sits conveniently across from Sharon Woods Park, surrounded by dining, retail, and hotel amenities. Located in thriving Sharonville, this property offers access to the city's business-friendly tax structure, economic incentives, and vibrant regional economy that continues driving unprecedented growth and opportunity.

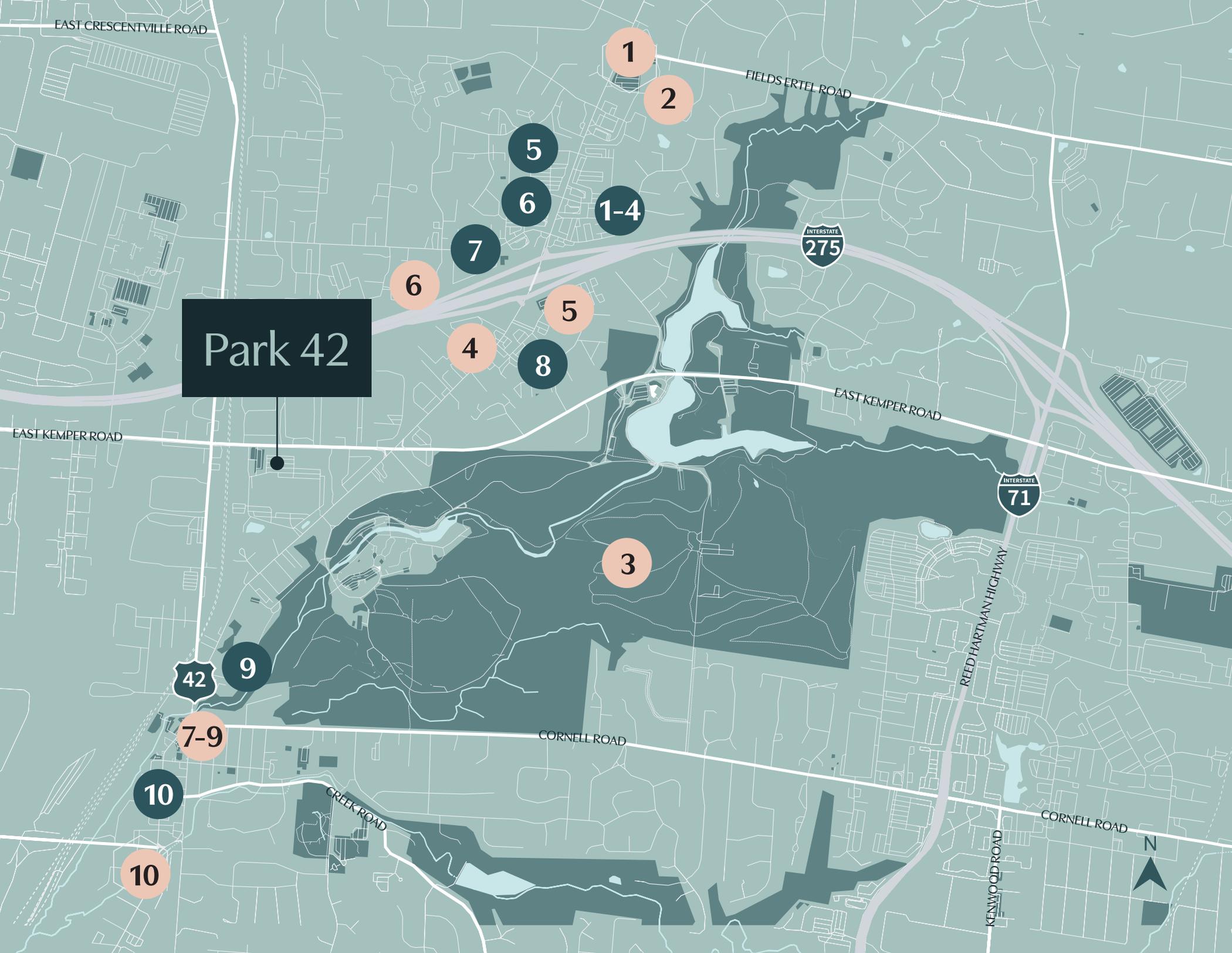
Food & Drinks

1. Skyline
2. Chipotle
3. KFC
4. Wendy's
5. Dunkin' Donuts
6. Taco Bell
7. McDonald's
8. Waffle House
9. LaRosa's
10. Alreddy Coffee & Cafe
11. Bob Evans
12. Ruby Tuesday
13. Cracker Barrel
14. Frisch's

Lodging & Other Amenities

1. Kroger
2. Walgreens
3. Sharon Woods & Golf Course
4. Days Inn Hotel
5. Fifth Third Bank
6. Clarion Hotel
7. First Financial Bank
8. On The Rise Fitness
9. PNC Bank
10. United States Postal Service
11. Holiday Inn Express
12. Hilton Garden Inn
13. Baymont by Wyndham





Park 42

1

2

5

6

1-4

7

6

5

4

8

3

9

42

7-9

10

10

INTERSTATE
71

INTERSTATE
275



Unmatched Interstate Connectivity and Transportation Access

Park 42 delivers exceptional connectivity with direct access to major transportation corridors. Located just 1.1 miles from I-275, 2.3 miles from I-75, and 4.0 miles from I-71, this strategic position provides seamless access to regional markets, efficient logistics operations, and convenient commuting for employees throughout Greater Cincinnati.





1.1 miles



2.3 miles



4.0 miles



Park 42

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