



For Sale or Lease

11560 Rockfield Ct., Sharonville, OH

13,574 RSF available

Sale Price: \$3,000,000 (\$110.51/SF) | Lease Rate: \$7.50 PSF NNN | Est. OpEx - 1.95/SF

 **JLL** SEE A BRIGHTER WAY

11560 Rockfield Ct., Sharonville, OH

- Building SF: 27,148 SF
- Total Acres: 2.03
- Available Space: 13,574 SF
- Power: 1200A/240V/3Phase
- Columns: 40'-24'
- Clear Height: 16'
- Docks: 3
- Drive In: 1
- Heat only
- Additional 3,815 SF pole barn in rear
- Sprinkler: None



Situated at 11560 Rockfield Court in Sharonville, Ohio, this premier 27,148 SF industrial facility offers highly functional warehouse and business space in a coveted commercial hub. The property is strategically located near the major I-75 and I-275 interchange, providing seamless, direct logistics access to the entire Greater Cincinnati metropolitan market and key regional transit corridors. Positioned within Hamilton County's established northern industrial submarket, the site offers businesses access to a deep, skilled labor pool and a robust consumer base in one of Southwest Ohio's most accessible and active business environments.



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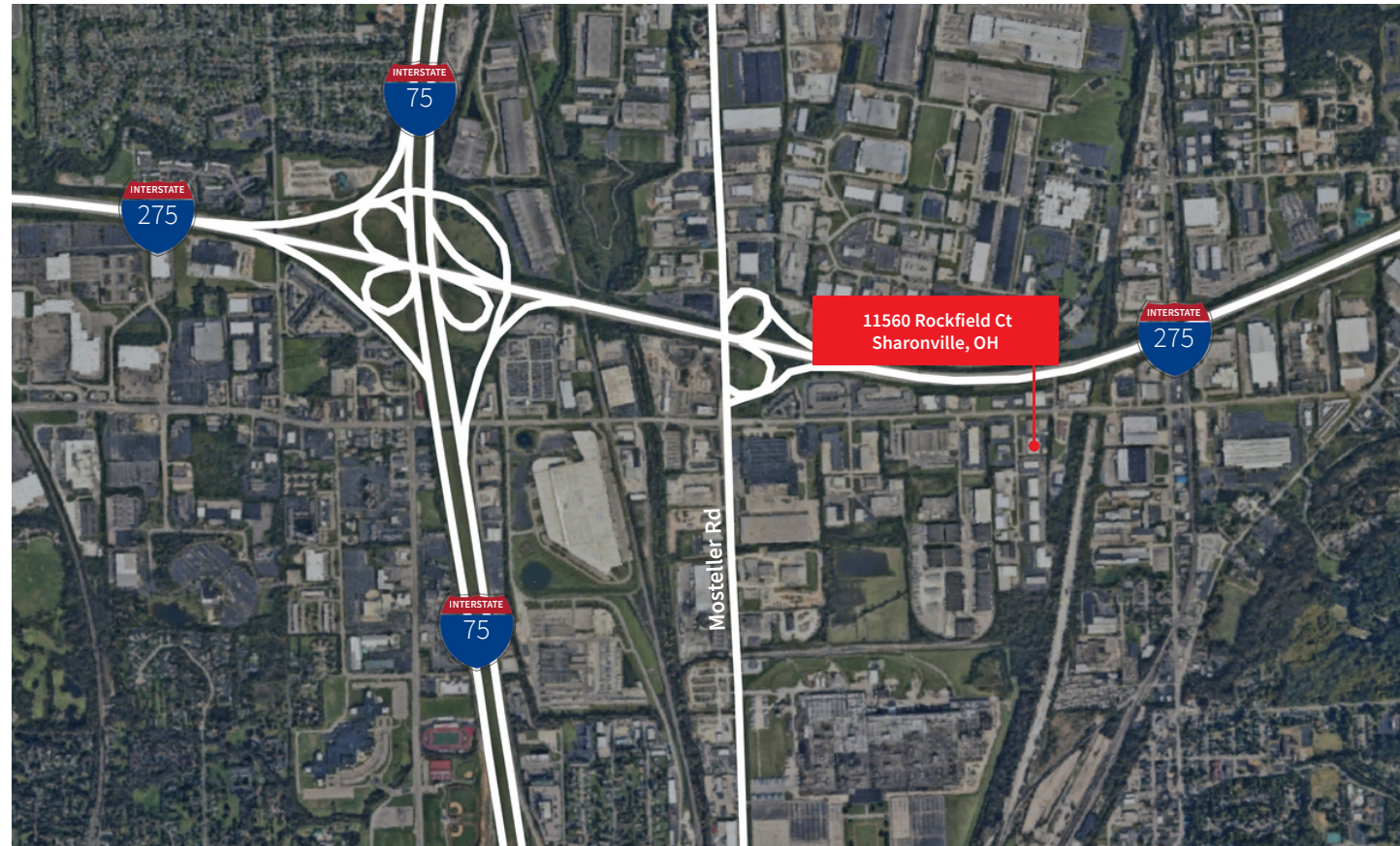
Positioned at the critical I-75 and I-275 interchange, offering immediate, toll-free highway access to the Cincinnati, Dayton, and Columbus distribution corridors.



Located just 30 minutes from Cincinnati/Northern Kentucky International Airport (CVG), providing direct access to prime global shipping channels via the DHL Express and Amazon Air hubs.



Taps into a highly skilled regional labor pool of over 1 million workers within a 30-minute drive, supported by Sharonville's well-established manufacturing and logistics ecosystem.



56,997

Total employees in the Manufacturing, Wholesale Trade, and Transportation & Warehouse sectors within a 5-mile radius, indicating a dominant, established industrial labor force.

32.4%

Percentage of the area's total workforce (within 5 miles) employed in key industrial sectors, ensuring a highly deep and specialized talent pool for logistics and manufacturing operations.

149,279

Total population residing within a 5-mile radius, offering an immediate, accessible consumer market and a robust local labor force to support scaling business operations.

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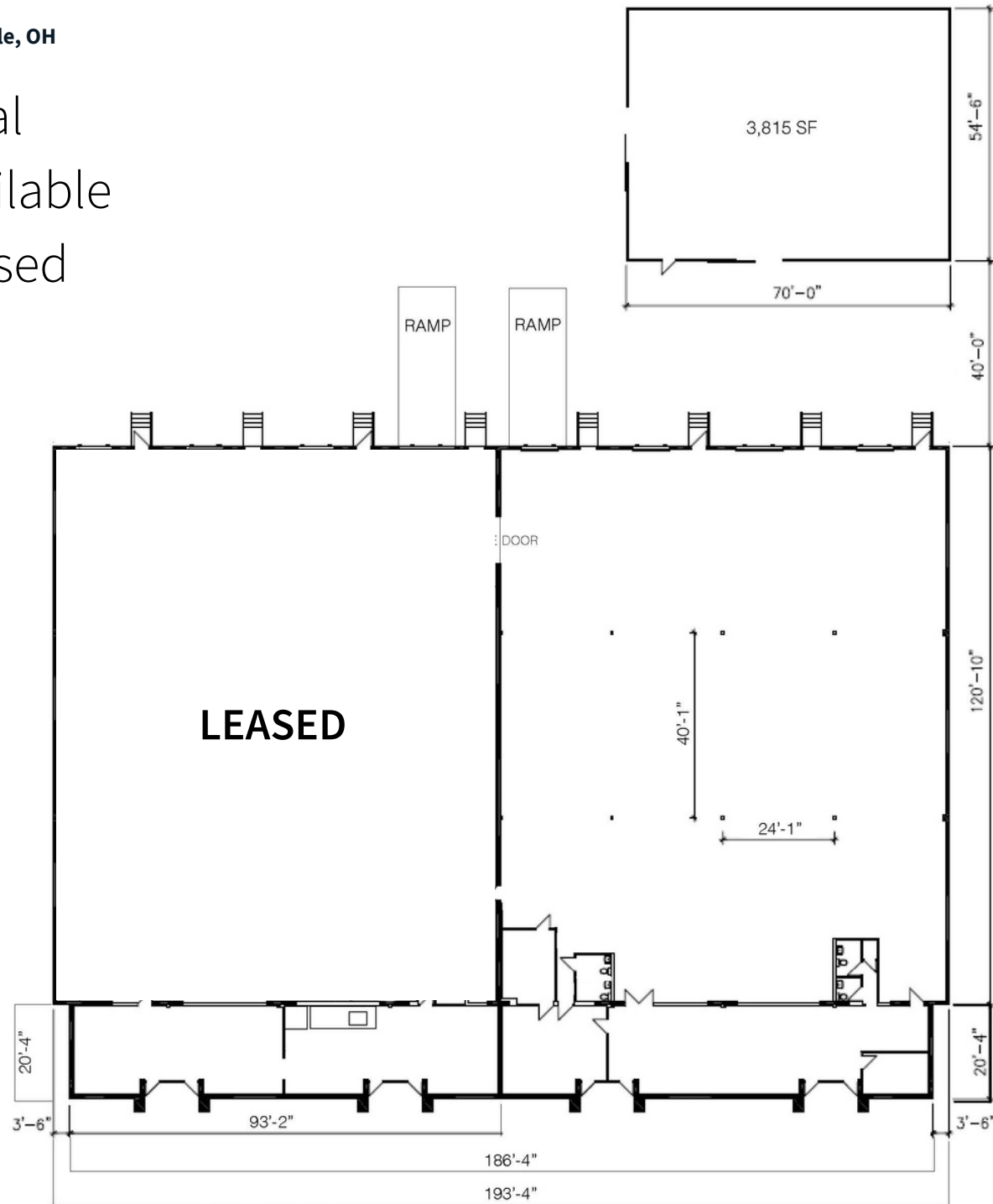


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27,148 SF Total

13,574 SF Available

13,574 SF Leased



For more information, contact:

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