



For Sale or Lease

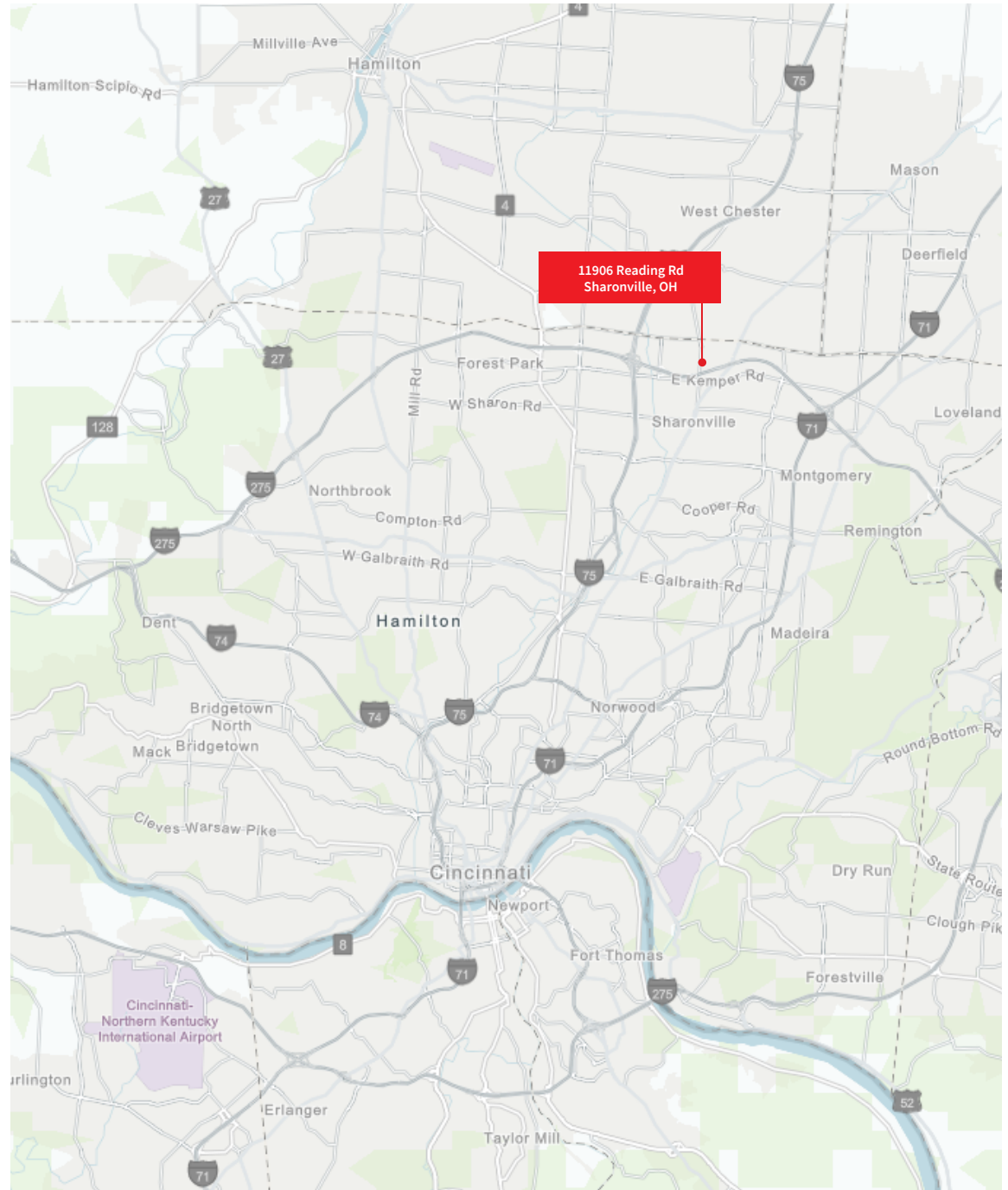
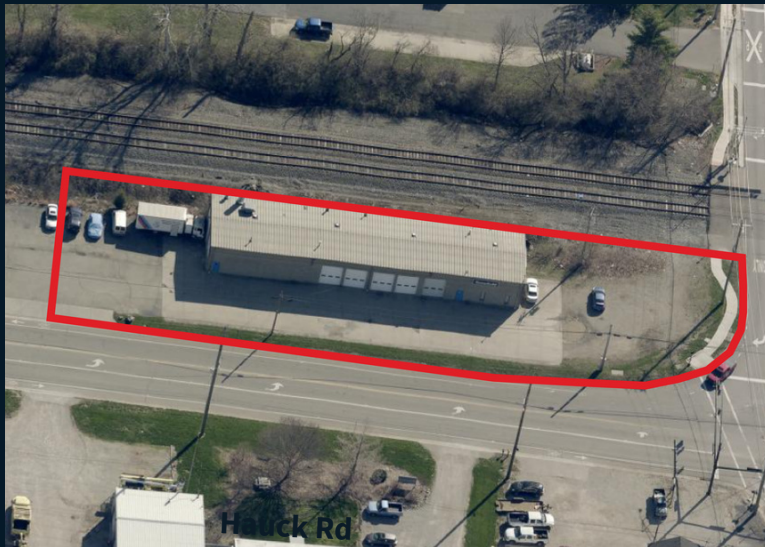
11906 Reading Rd., Sharonville, OH
4,930 RSF available

Sale Price: \$875,000 (\$177.48/SF) | Lease Rate: \$13.00 PSF NNN | OpEx \$2.25/SF

 **JLL** SEE A BRIGHTER WAY

11906 Reading Rd., Sharonville, OH

- Building SF: 4,930
- Office SF: 700
- Total Acres: 0.810
- Power: 500 a/240v/3 phase
- Clear span
- Clear Height: 15'
- Drive In: 6
- Radiant/Gas heat
- Sprinkler: None
- Floor drains



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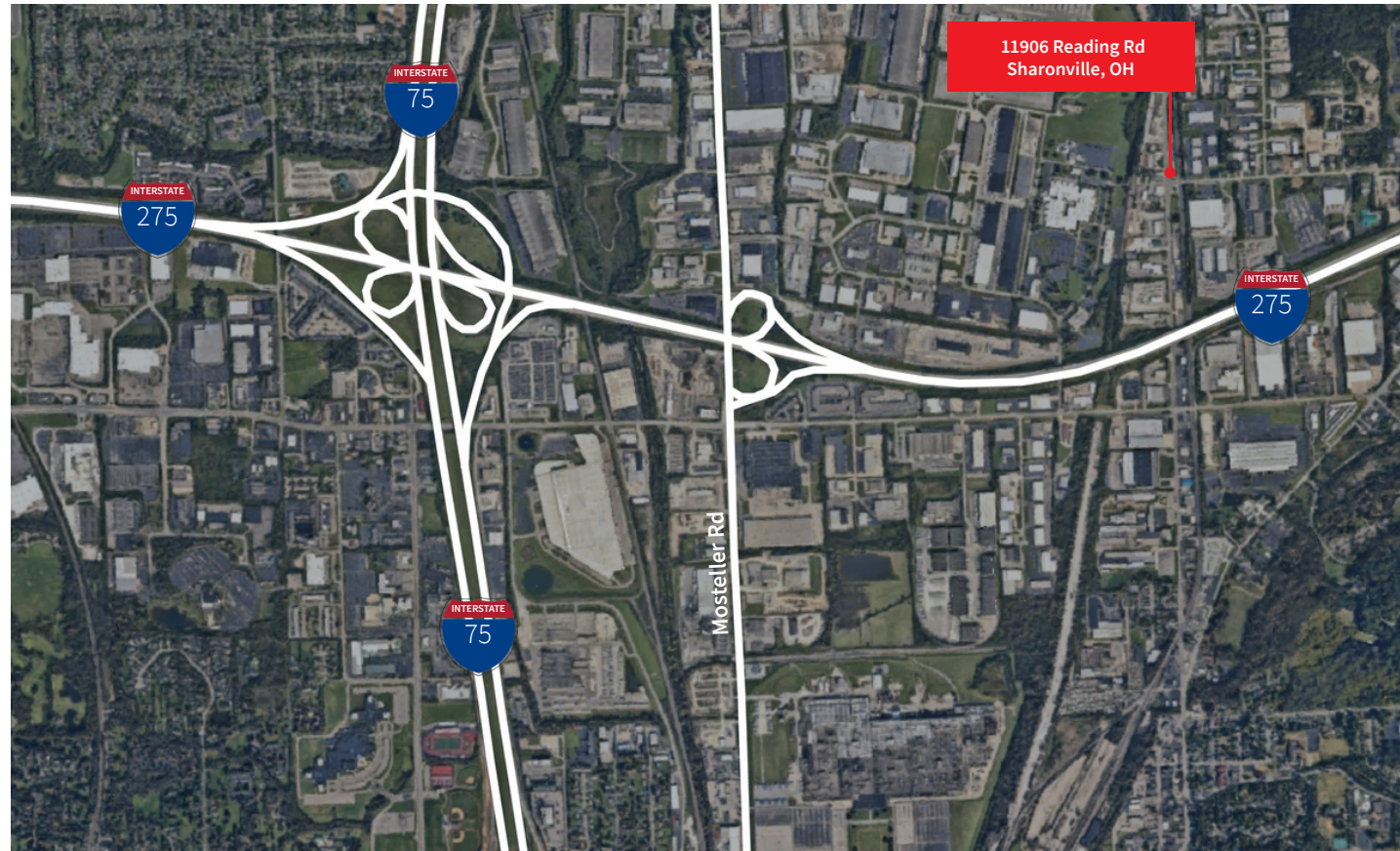
Positioned at the critical I-75 and I-275 interchange, offering immediate, toll-free highway access to the Cincinnati, Dayton, and Columbus distribution corridors.



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.

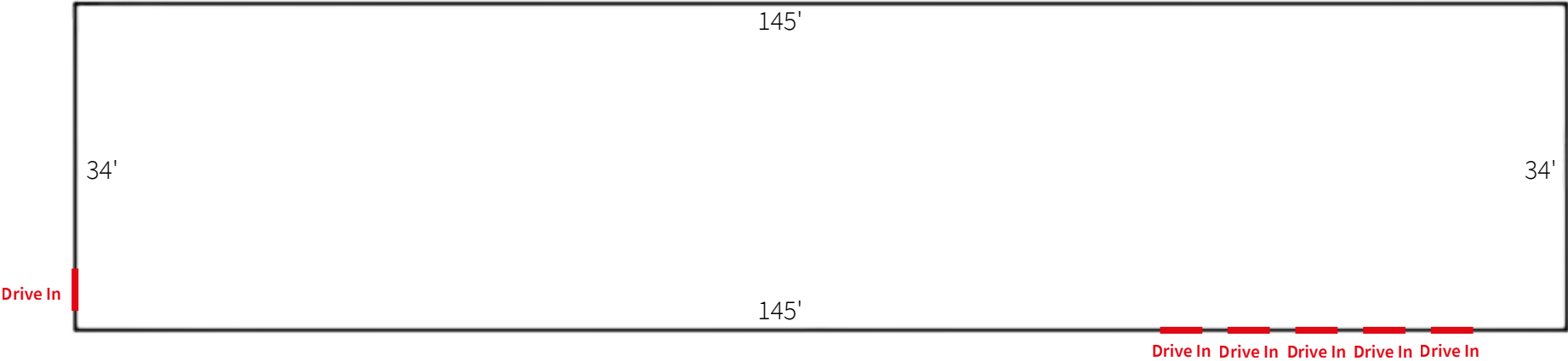
32.4%

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.

Floorplan



For more information, contact:

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