

For Sale or Lease

11608 Reading Rd., Sharonville, OH

5,424 RSF available

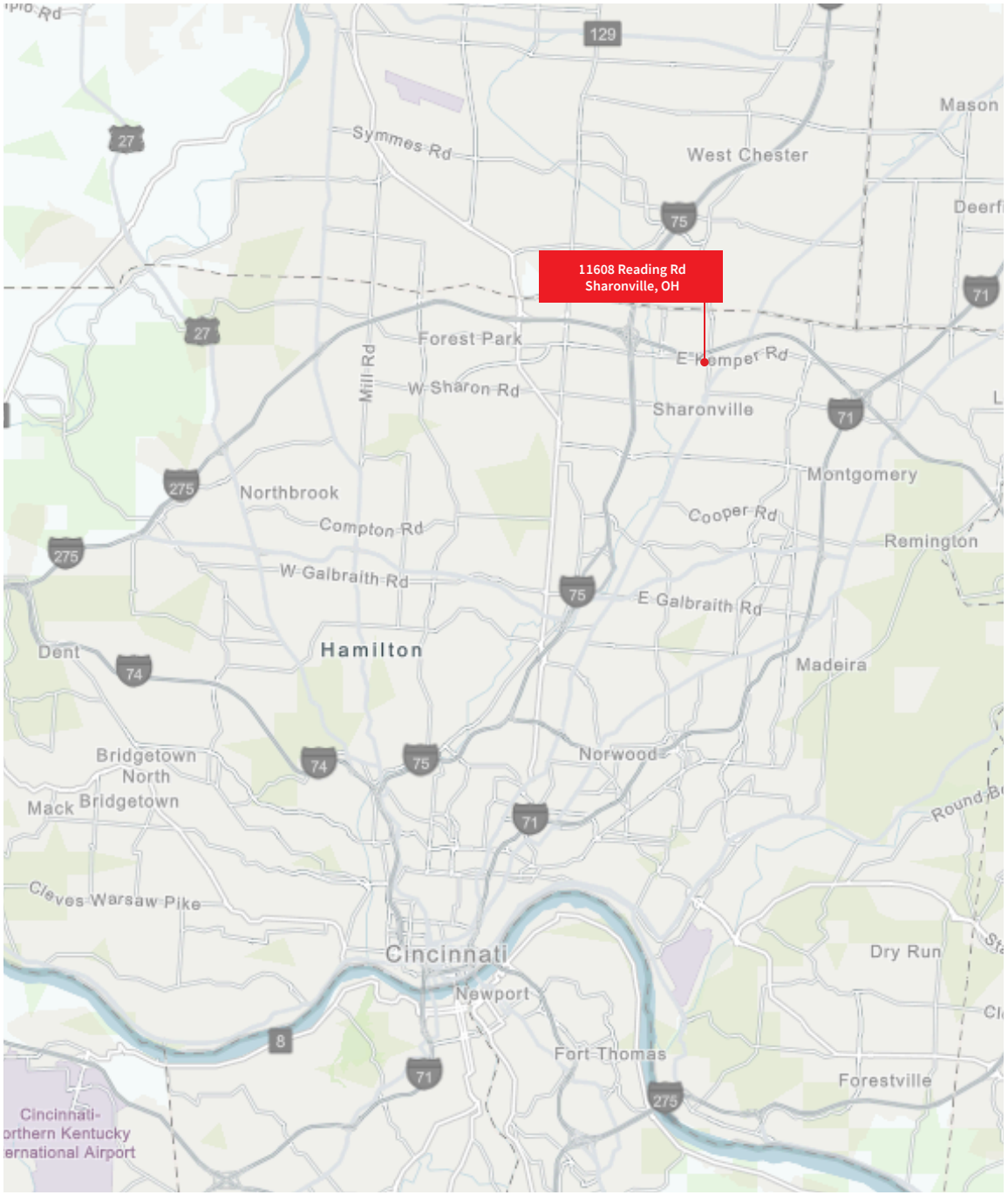
Sale Price: $999,000 ($184.18/SF) | Lease Rate: $15.00 PSF NNN | OpEx $2.50/SF

JLL SEE A BRIGHTER WAY

11608 Reading Rd., Sharonville, OH

- Building SF: 5,424
- Total Acres: 1.538
- Power: 425a/240v/3phase
- Clear Height: 11'-12'
- HVAC: 100%
- Sprinkler: None
- Floor drains





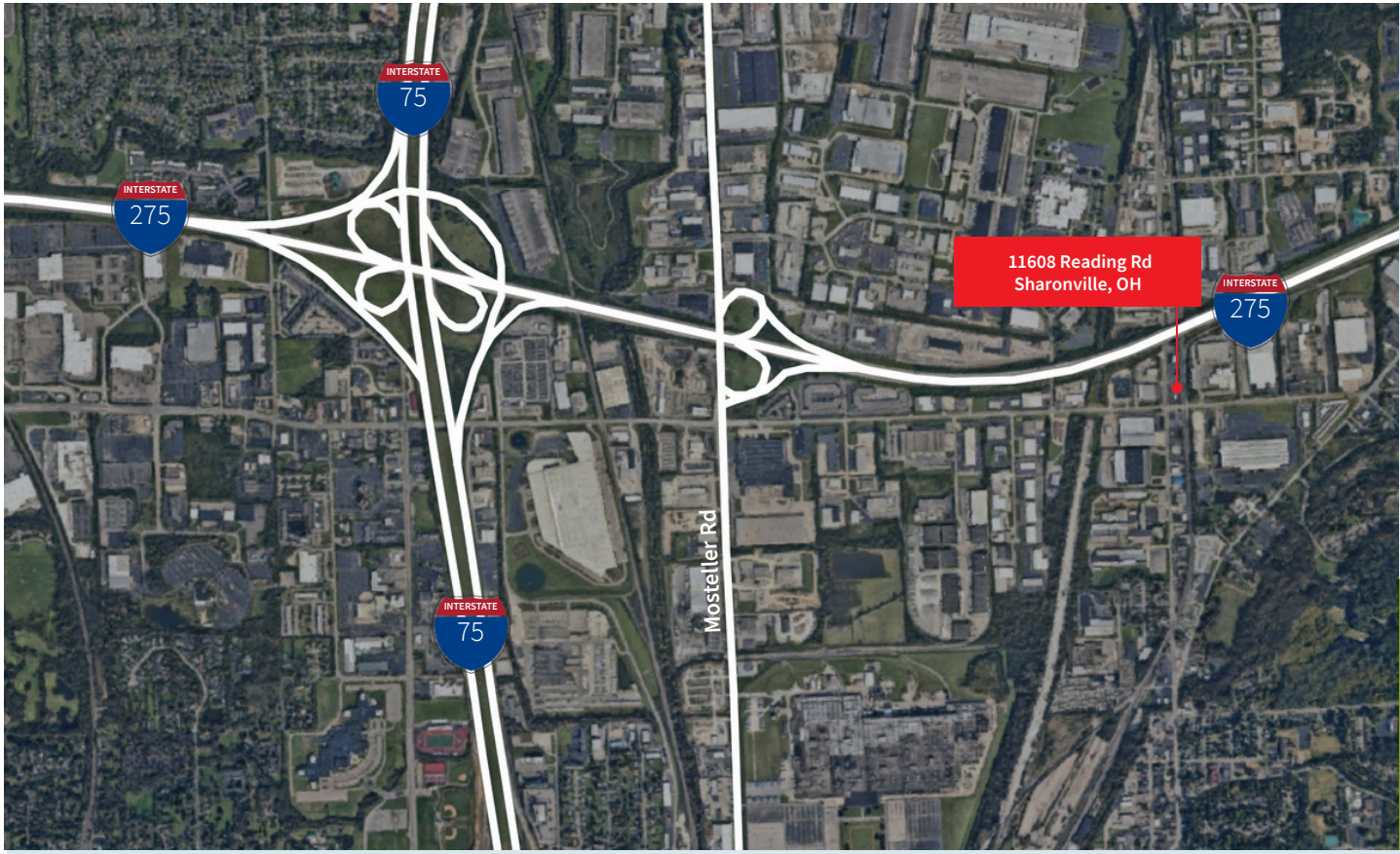
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11608 Reading Rd., Sharonville, OH

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%

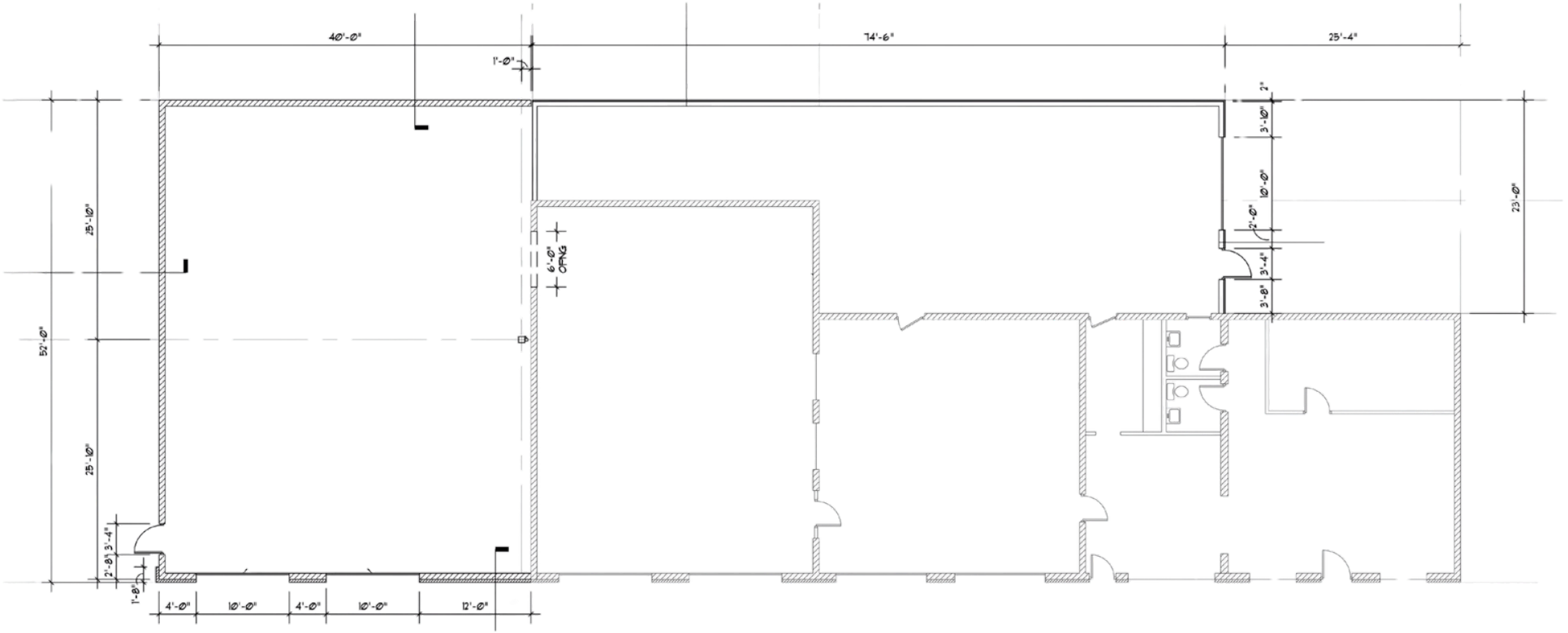
Percentage of the area's total workforce (within 5 miles) employed in key industrial sectors, ensuring a highly deep and specialized talent pool for logistics and manufacturing operations.

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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Floorplan



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