

For Lease

Potential Build-To-Suit Opportunity

3989 US-42

Lebanon, OH 45036

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PROPERTY OVERVIEW

Total SF	6,500 SF Upper level: 4,000 SF Lower level: 2,500 SF
Year Built	1976; Remodeled in 1989
Acres	6.04 Acres
Parking	15 Auto spots (expandable lot)
Construction	Concrete & Metal
Parcel Number	1220400002 & 1220400012
Zoning	B-3 & I-1
County	Warren County

PROPERTY DEATAILS

- 1.5 Story office building in very good condition
- Flexible building with industrial zoning
- 4.54 acres of vacant industrial land
- Relatively Flat Topography
- Ideal parcel for Build to Suit or large expansion of current building
- Located in Mason, Ohio

Lease Rate: $10.00/SF NNN
OPEX: $2.62/SF





MAP


W State Route 63
N State Route 741
N US Route 42
S State Route 123
S US Route 42
INTERSTATE 75
INTERSTATE 71
Bethany Rd
Butler Warren Rd
Tylersville Rd
Western Row Rd
3 Miles
9 Minutes
1 mi
N









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