

10321 S Medallion Dr
Evendale, Ohio 45241

For Lease

Colliers



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Colliers | Greater Cincinnati
425 Walnut St, Suite 1200
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+1 513 562 2213

PROPERTY OVERVIEW

Total SF	6,750 SF
Office SF	6,050 SF (estimated)
Warehouse SF	700 SF
Docks	1 (12' x 9')
Drive-ins	None
Clear Height	18'
HVAC	Warehouse: gas-fired suspended unit heaters Office: Packaged, roof-mounted HVAC
Power	Suitable for office and light industrial
Lighting	Halide Lighting
Sprinkler	Wet system
Restrooms	Three
Exterior Walls	Tilt up, concrete panels
Roof	Rubber membrane over metal joists and decking
Zoning	IF-1 (Industrial Flex)

LOCATION DETAILS

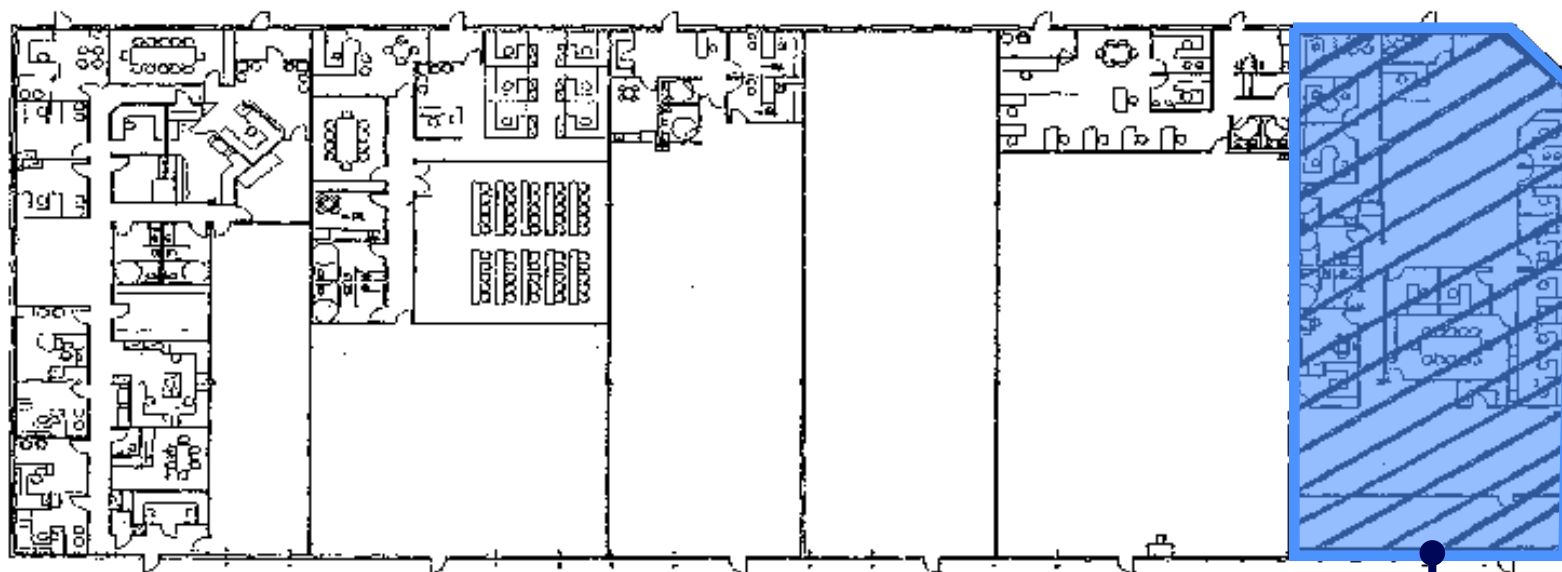
- Located in the City of Evendale, Hamilton County
- Minutes to 1-75/Exit 14
- Class A Building Finishes

Lease Rate: \$12.00/SF NNN

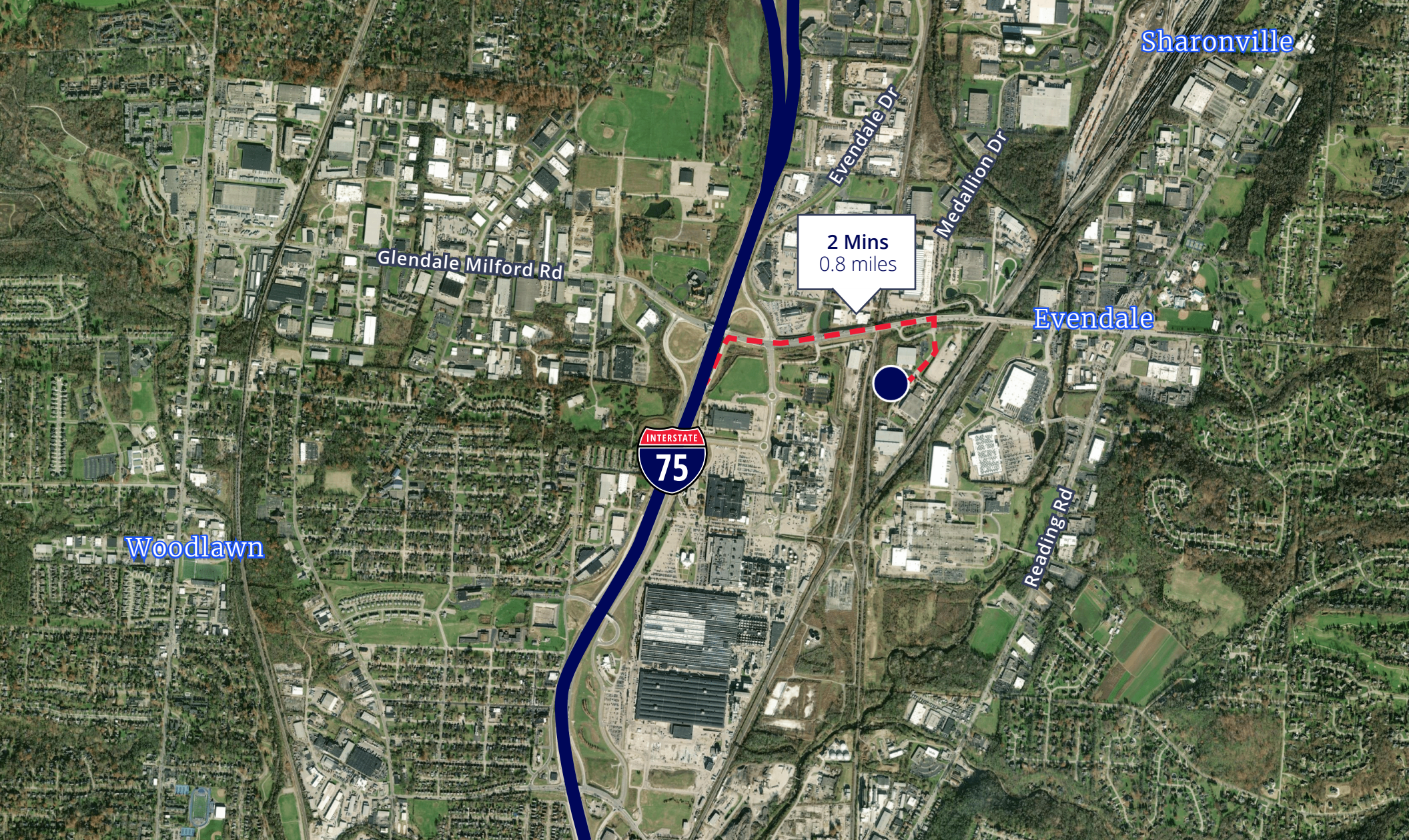
OPEX: \$3.56/SF



PROPERTY FLOOR PLAN



6,750 SF
Available



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