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**FOR LEASE** | 1120 Reed Road, Monroe | OH

## 48,000 SF free-standing building available for lease in Monroe

- 48,000 SF free-standing building
- 2,400 SF office
- ESFR sprinkler system
- 1 mile to I-75
- Equidistant to Dayton & Cincinnati
- 21' - 24' ceiling heights
- 5 docks - 9' x 10'
- 1 drive-in door - 12' x 14'
- T-8 lighting
- White metal halide lighting
- 400 amp, 480 volt, 3 phase
- All concrete parking providing ample trailer parking
- Built in 2000
- Lease Rate: \$4.25/SF NNN
- RE Taxes & Insurance: \$0.80

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