



Westheimer
REAL ESTATE

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AVAILABLE Q1 2026



Property

10,054 SF Available
January 2026
Close to SR-63 & I-75



Details

24' Clear Height
977 SF Office (40' x 24' 5")
9,077 SF Warehouse
(60' x 151' 3")



Highlights

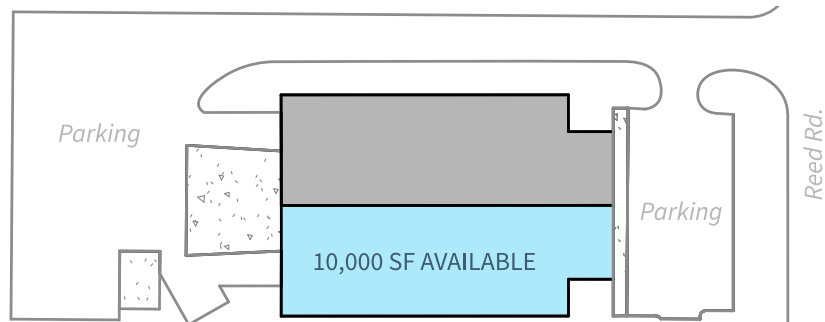
IT Server
Restroom & Breakroom
Reception Area &
Conference Room (209 sf)

SPACE AVAILABLE

1030 Reed Road

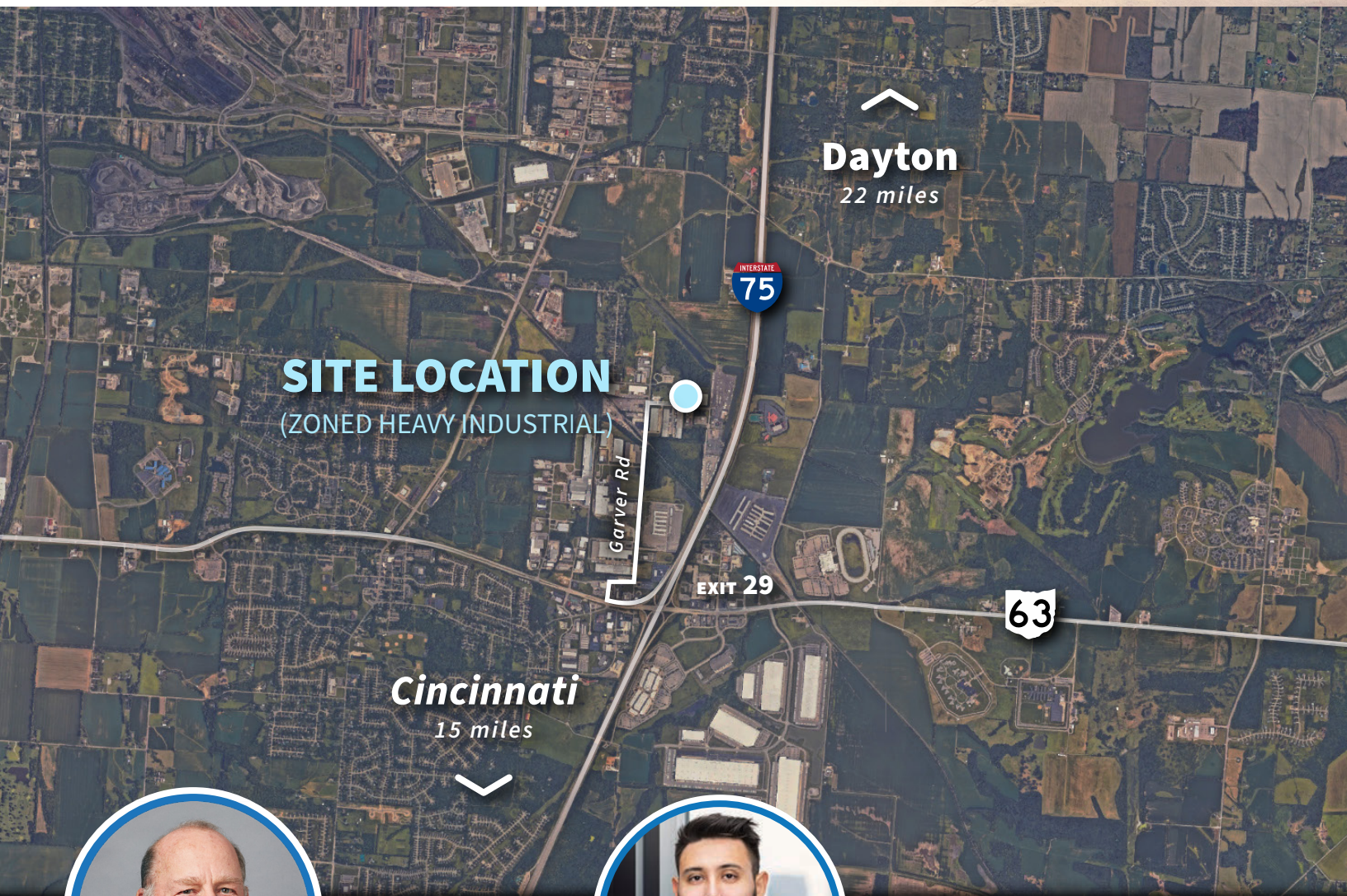
Lebanon, Ohio 45036

10,054 SF of a 20,600 SF facility available for lease. Directly between Cincinnati & Dayton markets. Located next to growing commercial & industrial areas.



DETAILS

Clear Height- 24'
Sprinklers
LED Lighting
Butler Pre-Engineered Metal Building
Clear Span Column Spacing
One (1) Dock Door & One (1) Drive in Door
120/208 - 3 Phase Electrical Service
Butler MR-24 Standing Seam Roof (Metal)
Twenty-two (22) Parking spaces; Seven (7) Truck Spaces
One (1) Restroom
Two (2) Building Units



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**FOR MORE
INFORMATION
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