

Prime Commercial Property Available in Monroe, Ohio

20,534 SF Turnkey Office & Warehouse Facility at 60 Overbrook Drive

MONROE, OH, UNITED STATES, June 2, 2025 /EINPresswire.com/ -- A premier commercial asset at [60 Overbrook Drive](#) in Monroe, Ohio, is now available for sale or lease. This 20,534-square-foot facility presents a rare opportunity to own or occupy a fully built-out, move-in-ready space in one of Southwest Ohio's fastest-growing commercial corridors.



60 Overbrook Drive Monroe Ohio Commercial Real Estate for Sale/Lease

Why This is a Prime Property:

60 Overbrook Drive offers unmatched operational readiness, modern infrastructure, and strategic positioning along the critical I-75 corridor — placing it equidistant between Cincinnati and Dayton. Its turnkey office and warehouse setup, ample power infrastructure, and flexible zoning make it highly adaptable to a wide range of industries. Surrounded by major distribution centers and retail destinations, it is perfectly positioned to support regional operations, logistics, and executive headquarters alike.

□ Property Overview:

Total Size: 20,534 SF | Lot Size: 2.17 acres

Year Built: 2005 | Zoning: General Commercial (GC)

Office Space (15,599 SF):

21 private offices

4 conference rooms

2 large collaborative areas

Breakroom, media room, and dedicated tech infrastructure spaces

Warehouse Space (4,935 SF):

Fully climate-controlled

High ceilings, 2 loading docks

Ideal for light manufacturing, storage, or distribution

Power Infrastructure:

Three industrial-grade backup generators

Parking:

Ample onsite parking with a 4.87/1,000 SF ratio

Status: Vacant – immediate occupancy

□ Location Advantage: Monroe, OH

Strategically located off Interstate 75, Monroe serves as a vital logistics and business hub for both the Cincinnati and Dayton metro areas. The city continues to attract corporate investment thanks to its accessible infrastructure and growing population.

Key Advantages:

30 minutes from downtown Cincinnati and Dayton

Proximity to Amazon, Kroger, and Home Depot distribution centers

Access to a skilled labor force from Butler and Warren Counties

Near top regional attractions like Cincinnati Premium Outlets and Miami Valley Gaming

□ Ideal Uses:

Regional or National Headquarters

Technology/Data Center or R&D Lab

Medical or Government Administration

Call Center or Back-Office Operations

Logistics, Storage, or Distribution Hub

□ Asking Price:

\$3,399,999 (equivalent to \$165.58/SF)

□ Contact:

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About eXp Realty:

eXp Realty is a global, cloud-based real estate brokerage committed to innovation, technology, and client service. With a network of top-tier agents and cutting-edge tools, eXp empowers buyers, sellers, and investors to achieve their real estate goals with confidence.

□ Virtual Tour: <https://youtu.be/APivOtT8Oho>

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