



## 1450 HOWELL AVE. HAMILTON, OH 45011

AVAILABLE



### PROPERTY HIGHLIGHTS

 **18,208 Total SqFt**

- Located in Hamilton minutes SR 129 and I-75
- 0.75 acre fenced/secure parking & storage area
- Former Cincinnati Bell vehicle storage and maintenance facility
- Drive through capabilities
- Floor drains throughout
- Exhaust system



**CLICK HERE FOR AERIAL VIDEO**

INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | [SQFTCOMMERCIAL.COM](http://SQFTCOMMERCIAL.COM)

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HAMILTON, OH

## PROPERTY DETAILS

Total SqFt:	18,208
Warehouse SqFt:	14,152
Office SqFt:	4,056
Acreage:	1.4 acres
Clear Height:	13'
Year Built:	1980's
Type Construction:	Masonry, concrete block, steel
Lighting:	Fluorescent
Column Spacing:	30'x62'

Dock door:	None - To Suit
Drive-in door:	Two (2) - 14'x12'
Sprinkler:	None
Electrical Service:	240/480volt/3-phase/400+ amps
Heat:	Natural gas and boiler system
Roof:	Rubber membrane
Parking Lot:	50+ spaces
Restrooms:	Two (2) with locker room

## AERIAL VIEW



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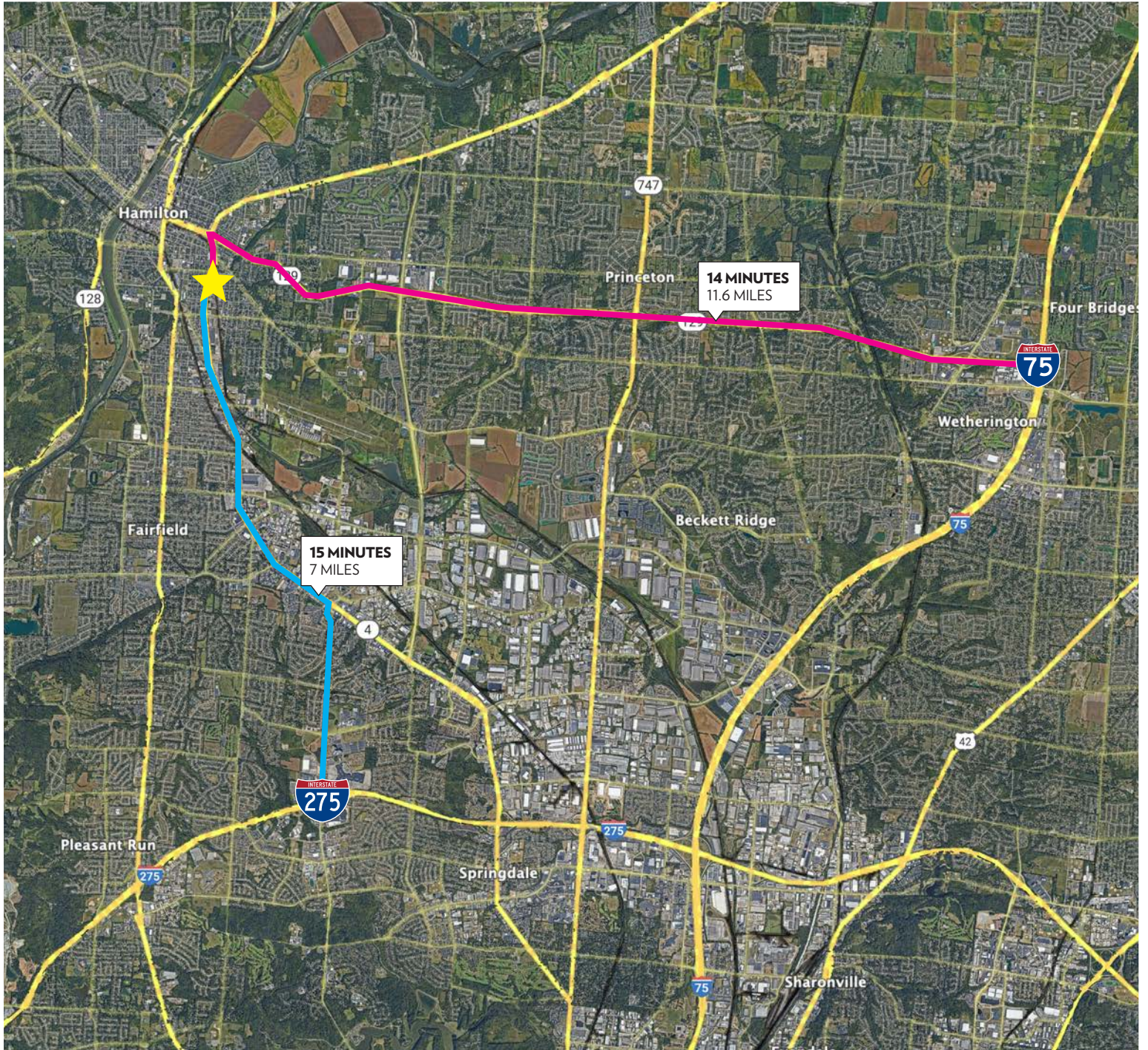
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BROCHURE DESIGNED BY NICK TEDESCHI. CONTACT NICK AT [HELLO@DESIGNEDBYNICK.COM](mailto:HELLO@DESIGNEDBYNICK.COM) OR 781-752-9699 TO DISCUSS YOUR MARKETING NEEDS.

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## DISTANCE MAP



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**PROPERTY PHOTOS**



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