

LEASED



3020 SYMMES RD. HAMILTON, OH 45015



PROPERTY HIGHLIGHTS

 **12,000 Total SqFt**

- New Construction, projected completion date 2/28/24
- Located in City of Hamilton within minutes to I-75, I-275, and SR-129
- I-Industrial Zoning
- 1+ acre outdoor storage yard
- Additional drive-in doors to suit
- Lease Rate: \$9.95/SqFt NNN + \$2.00/SqFt Operating Expenses
- Sale Price: Negotiable



CLICK HERE FOR AERIAL VIDEO

INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | SQFTCOMMERCIAL.COM



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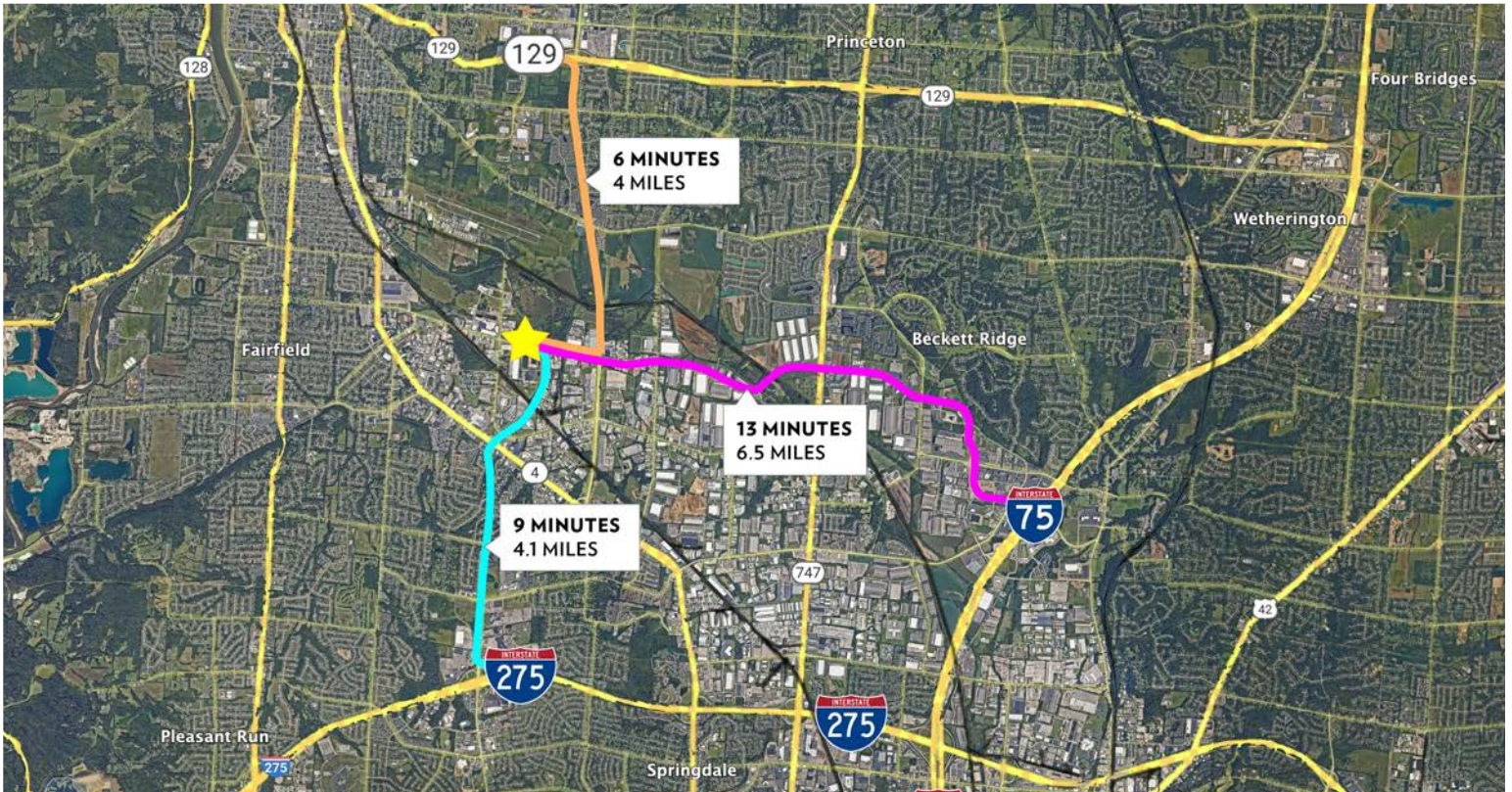
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PROPERTY DETAILS

Total SqFt:	12,000 (100'x120)
Office SqFt:	To Suit
Acreage:	2.04 acres
Clear Height:	22' to 26'
Year Built:	2023/2024
Type Construction:	Pre-Engineer Metal with 4' concrete wainscot
Lighting:	LED
Column Spacing:	Clear span
Dock door:	One (1) - 25'x25' platform dock (awning/overhang available)
Drive-in door:	Two (2) - 14'x14' with motorized openers. Additional To Suit

Sprinkler:	TBD
Electrical Service:	Electric Service: 300-amps, 120/208-volt, 3-phase
Heat:	Natural gas-fired units heater
Roof:	Standing Seam Metal
Truck court:	130'+ with concrete
Parking Lot:	Twenty-Nine (29) spaces and expandable
Outdoor Storage Area:	1+ acre of concrete and compacted gravel.
Restrooms:	To Suit
Butler County Parcel ID:	P6461059000002

DISTANCE MAP



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PROPERTY PHOTOS



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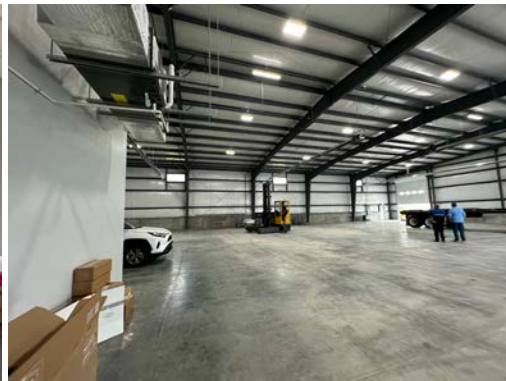
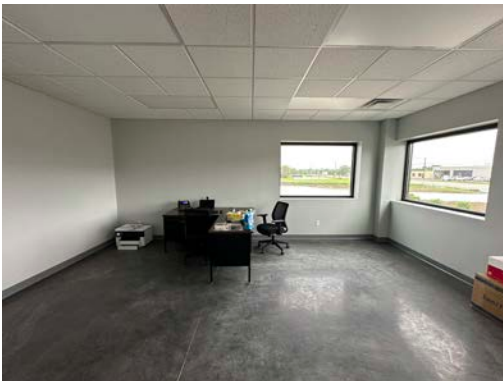
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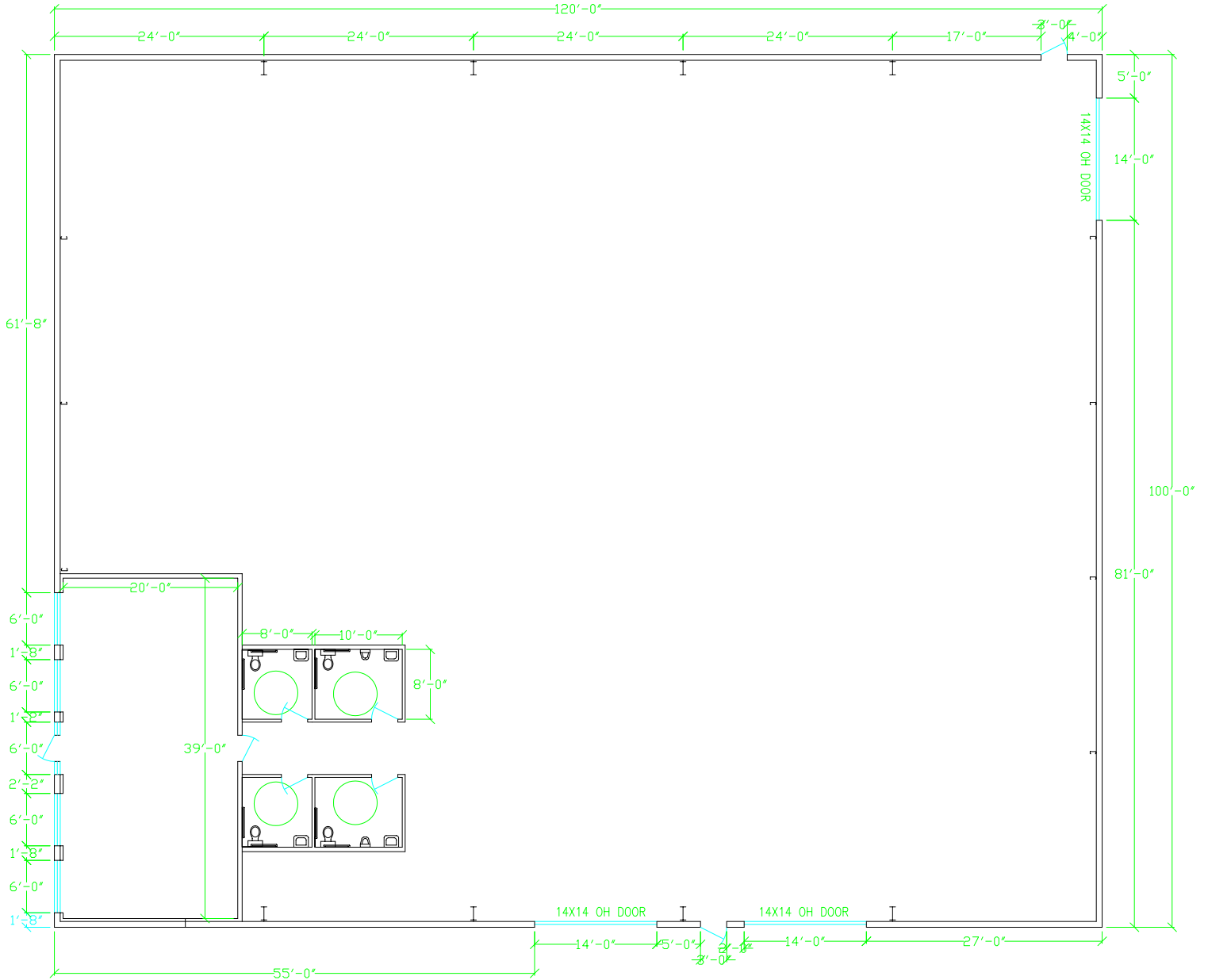
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FLOOR PLAN



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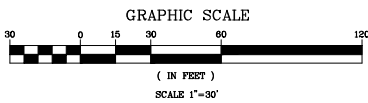
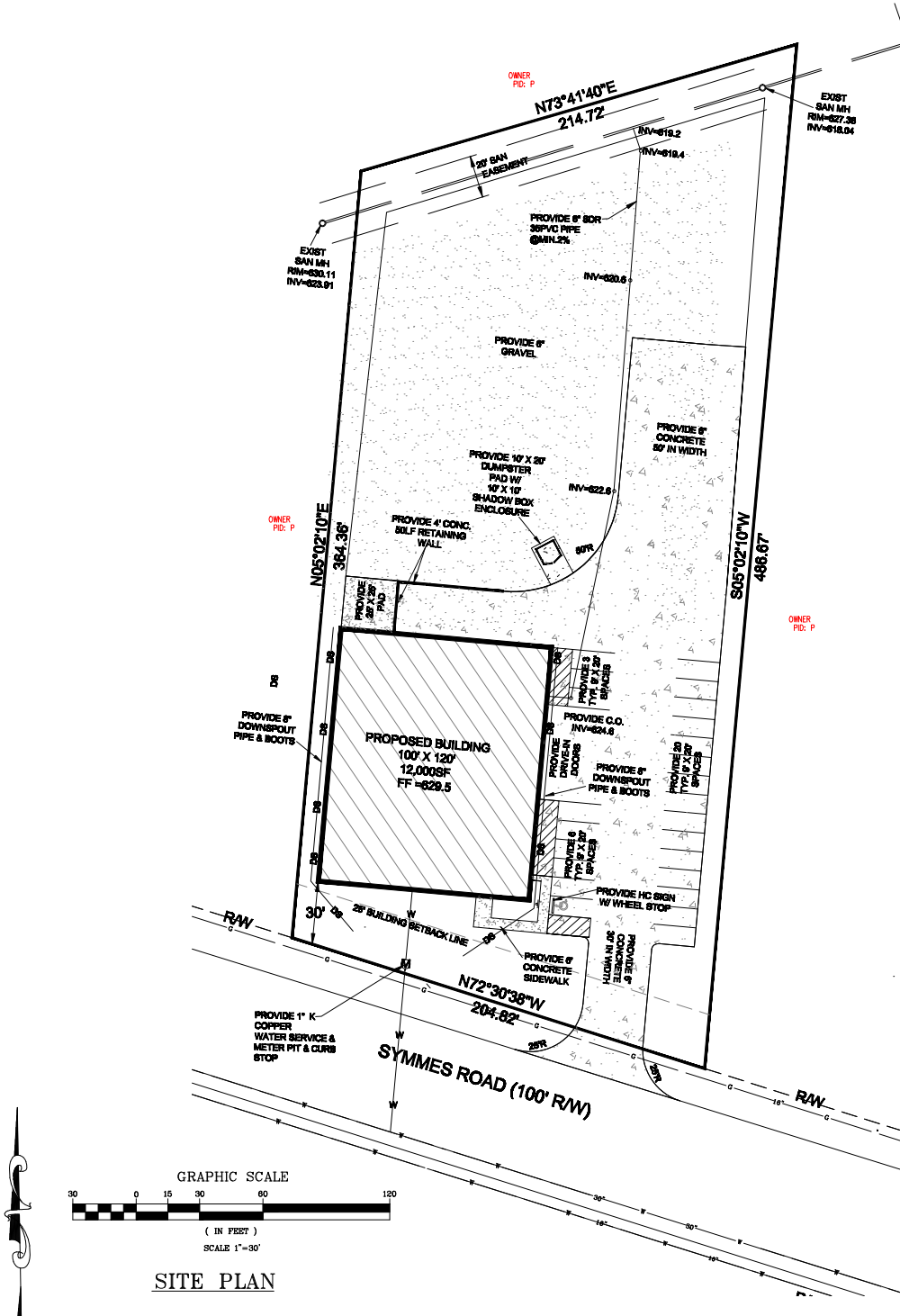
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SITE PLAN



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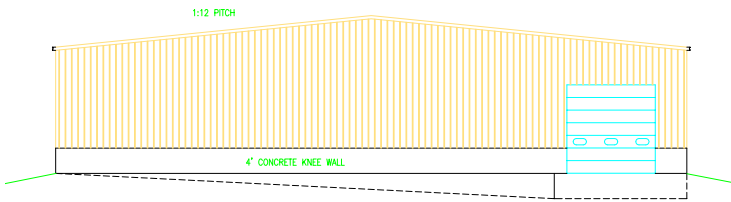
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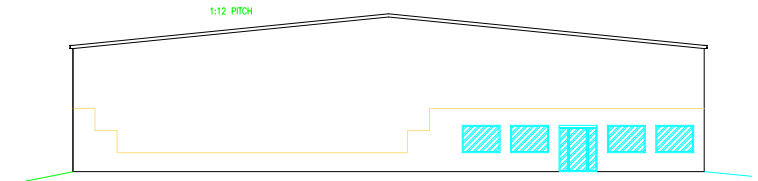
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ELEVATIONS



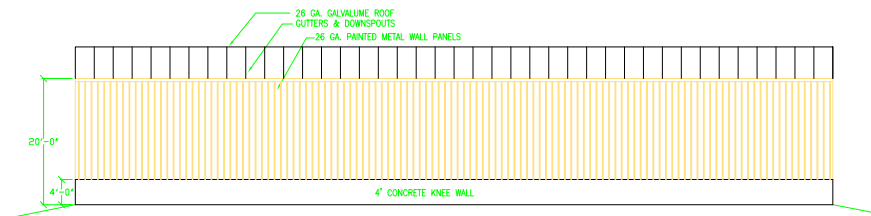
NORTH ELEVATION

SCALE 1/8"=1'



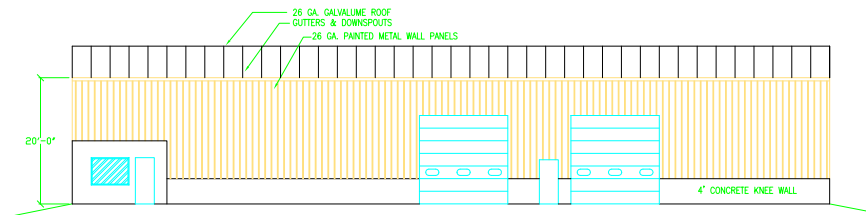
SOUTH ELEVATION

SCALE 1/8"=1'



WEST ELEVATION

SCALE 1/8"=1'



EAST ELEVATION

SCALE 1/8"=1'

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