

3550 SYMMES ROAD **HAMILTON, OH 45015** **AVAILABLE**

INDUSTRIAL PROPERTY AVAILABLE
HAMILTON, OH :: BUTLER COUNTY

PROPERTY HIGHLIGHTS

- 301,479 SF Building
- 126,289 SF Available
- 6,114 SF Office
- Ample Power
- Additional acreage available for building expansion, trailer storage or outside storage
- ESFR sprinkler system



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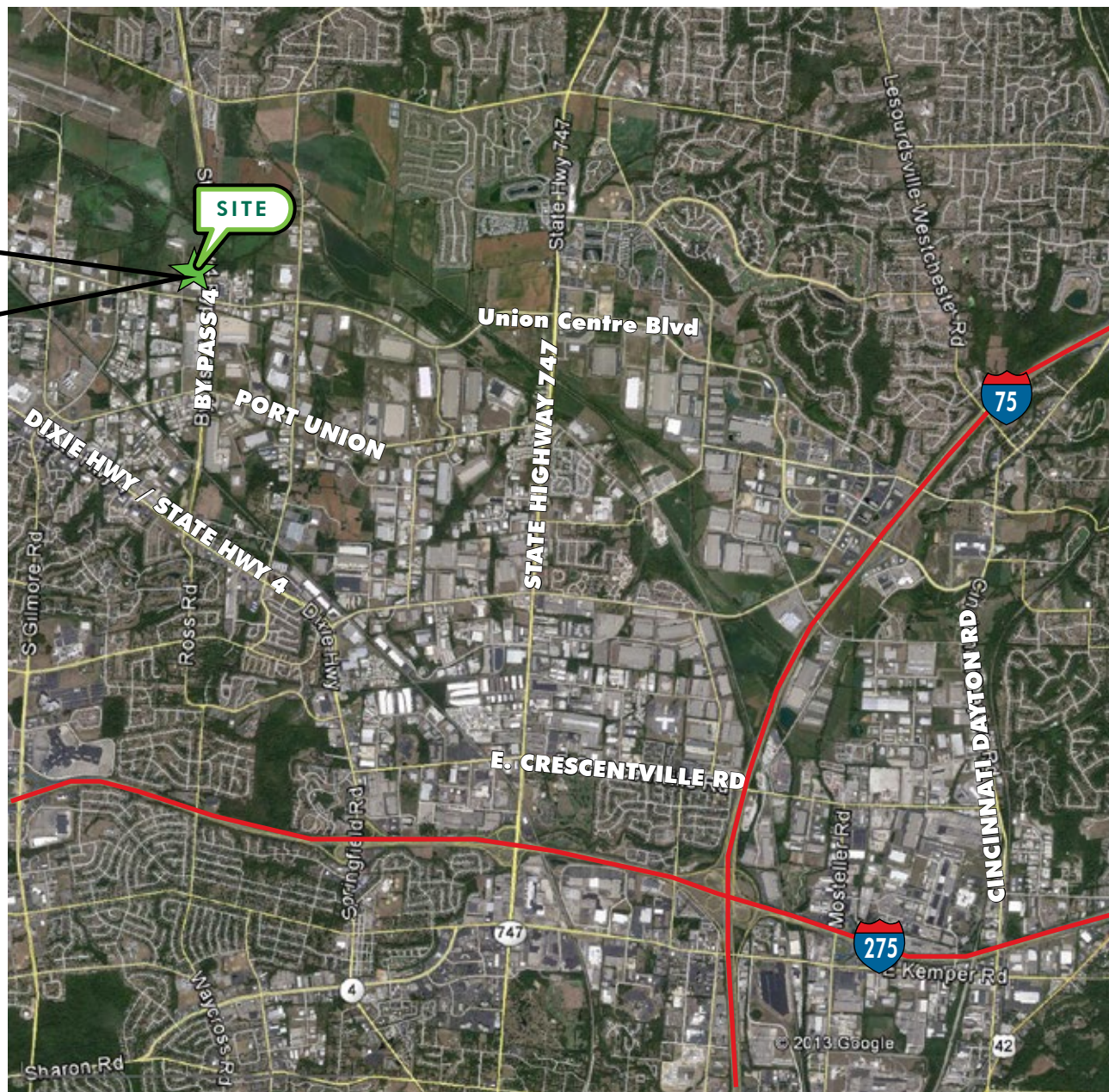
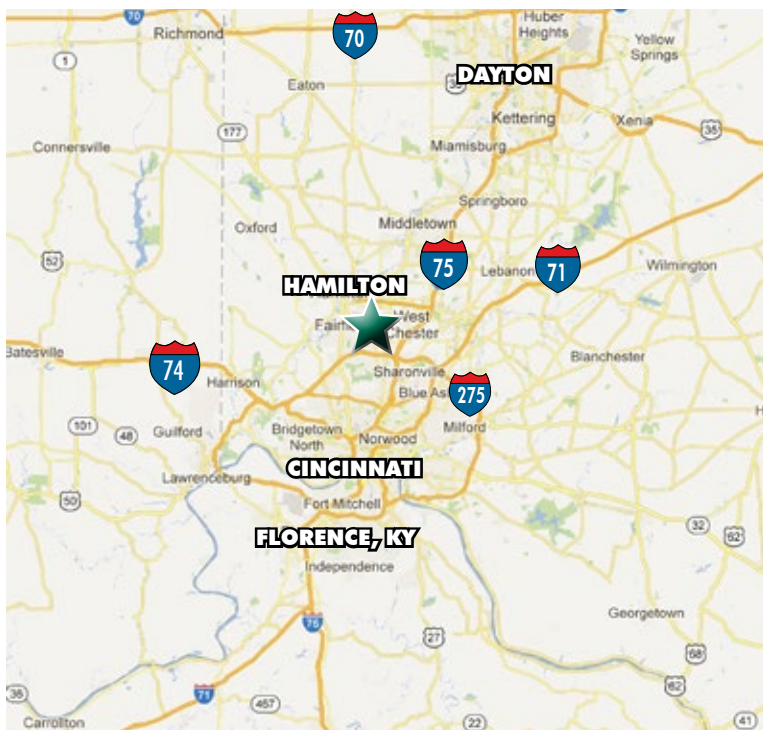
SPECIFICATIONS

Total SF	301,479 SF	Total Office SF	6,114 SF
Available SF	126,289 SF	Sprinkler System	ESFR (K14 pendant sprinklers flowing 100 gpm)
Docks	10 (With pit mounted levelers and seals)	Zoning	I-2
Clear Height	24' - 28'	Floors	6" reinforced concrete
Column Spacing	50' x 50'	Auto Parking	Ample
Year Built	1996	Trailer Parking	Available
Power	Ample	Lighting	T-5 Fluorescent
Acres	29.71 Acres	Gas	City of Hamilton
Construction	Steel frame	Sewer	City of Hamilton
Roof	Metal decking	Water	City of Hamilton
Air-Conditioning	In office and breakroom	Restrooms	One large set in warehouse office area
Heating	Gas fired units in warehouse	Misc.	Ventilator fans, skylights



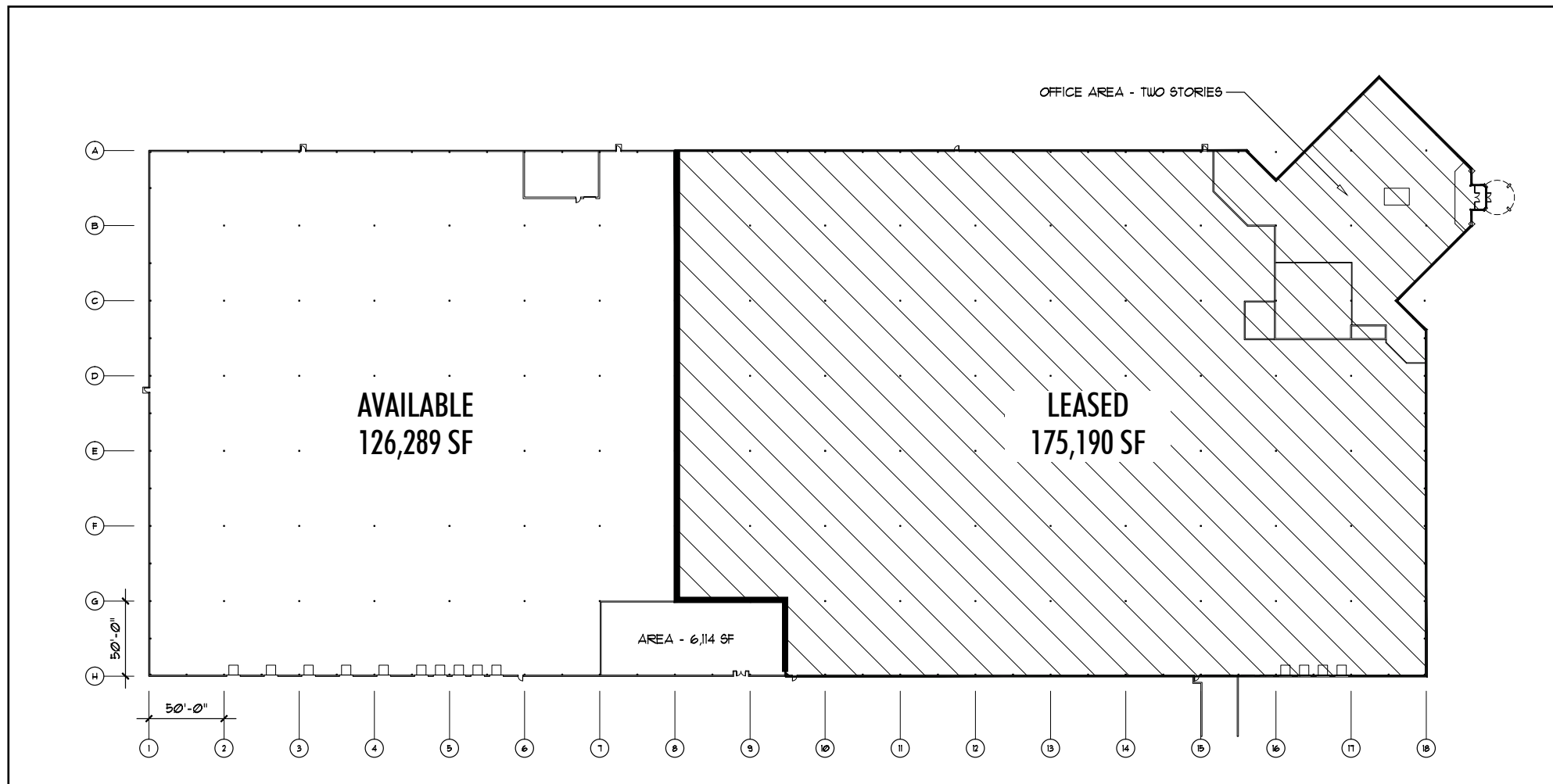
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AERIAL



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SITE PLAN



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