

INDUSTRIAL PROPERTY AVAILABLE
HAMILTON, OH :: BUTLER COUNTY

3560 SYMMES ROAD
HAMILTON, OH 45015
AVAILABLE

PROPERTY HIGHLIGHTS

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



CBRE

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3560 SYMMES ROAD HAMILTON, OH 45015

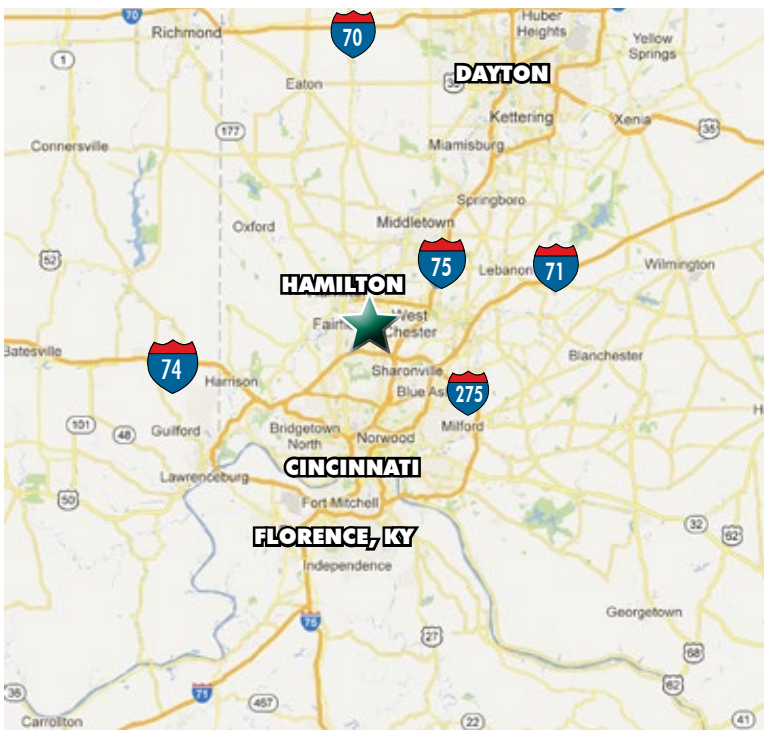
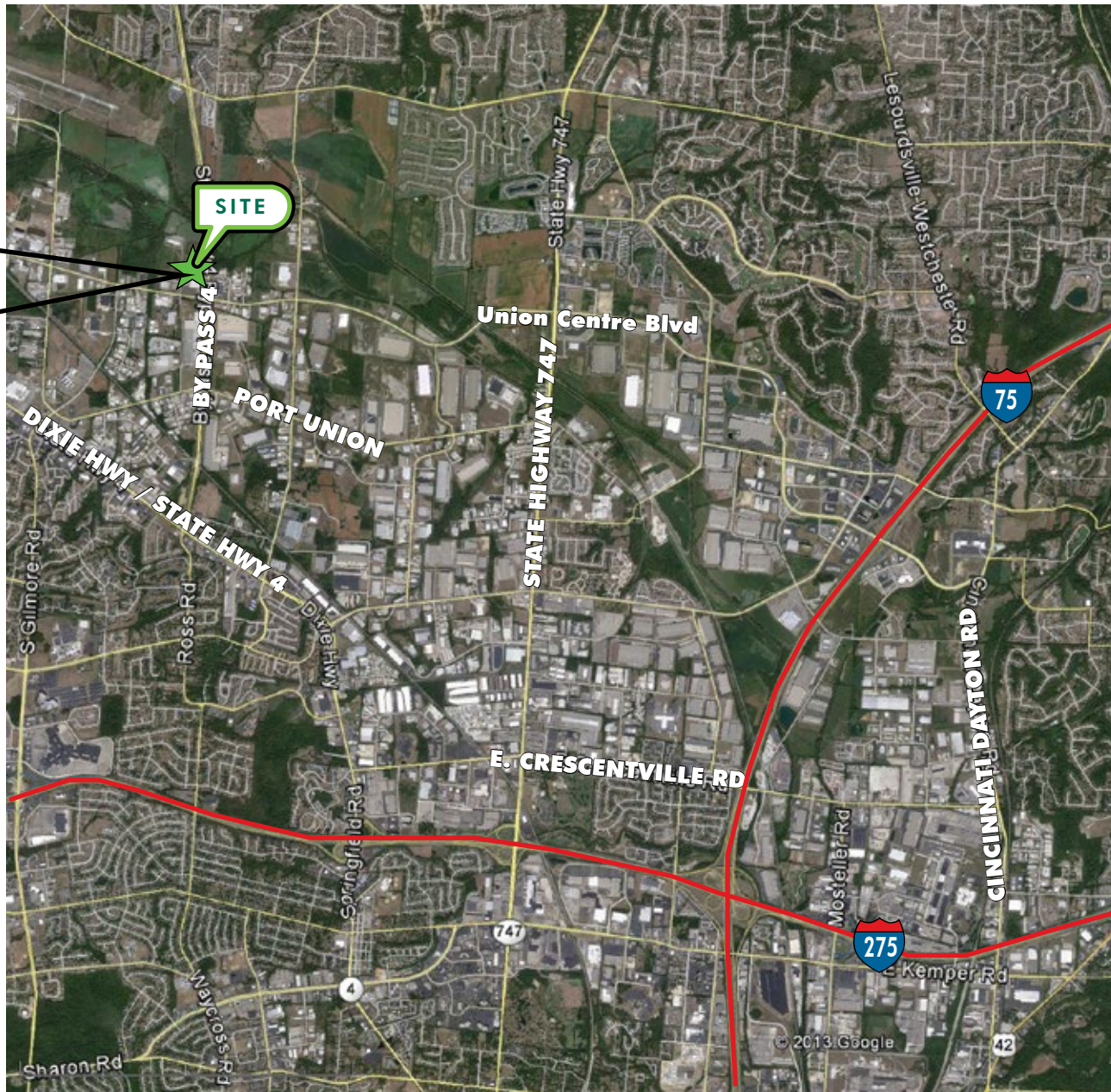
SPECIFICATIONS

Total Sq. Ft.	301,479 Sq. Ft.	Total Office Sq. Ft.	6,114 Sq. Ft.
Available Sq. Ft.	126,289 Sq. Ft.	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



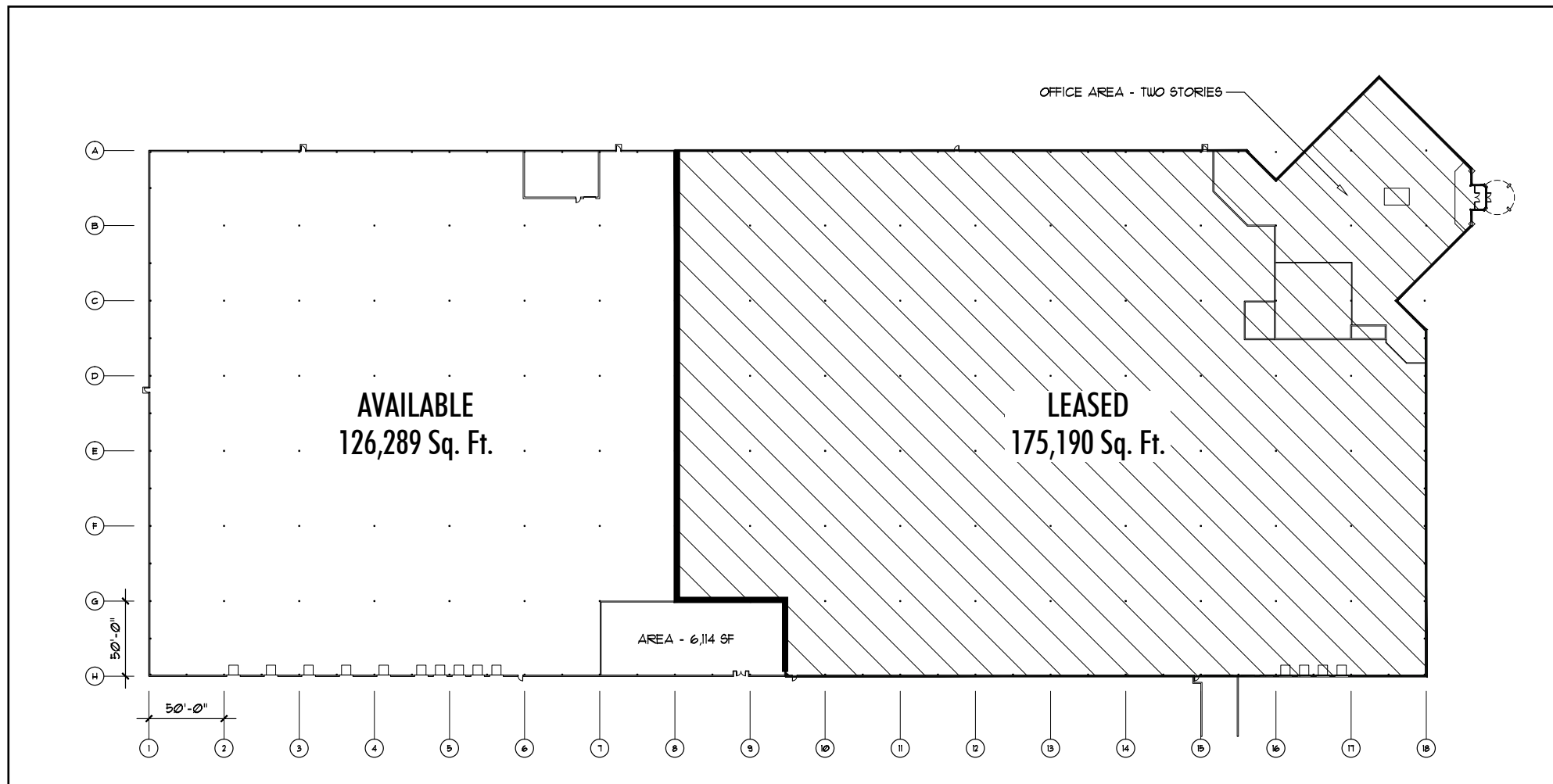
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AERIAL



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SITE PLAN



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