



## 2 STANDEN DRIVE

2 Standen Drive, Hamilton, OH 45015



### PROPERTY DESCRIPTION

2 Standen Drive, a premier industrial facility strategically situated in Hamilton, Ohio. This well-appointed property offers an expansive 6,000 sq ft of space, tailored to meet the diverse needs of your business. Boasting a generous clear height of 14 ft and a convenient drive-in bay, this facility ensures optimal functionality for a range of industrial operations. Additionally, the exterior dock door provides seamless access for efficient loading and unloading of goods. With ample parking space accommodating up to 15 vehicles. Within the 6,000 sq ft, there is a newly renovated office space comprising 1,245 sq ft. This freshly updated area features modern finishes and includes two restrooms and a spacious break room. The building features a partial build-out, allowing for immediate utilization while offering scope for customization as per your specific requirements. With a robust power supply of 600 Amps and 480 Volts, this facility guarantees efficient operations to support your business demands. Strategically located within a designated industrial zone and zoned as 1-2 (Industrial), this property offers a conducive environment for growth and productivity.

### PROPERTY HIGHLIGHTS

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

### OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (NNN)
Available SF:	6,000 SF
Lot Size:	0.89 Acres
Building Size:	6,000 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,295	8,828	23,804
Total Population	2,972	21,502	57,946
Average HH Income	\$53,925	\$69,825	\$74,143

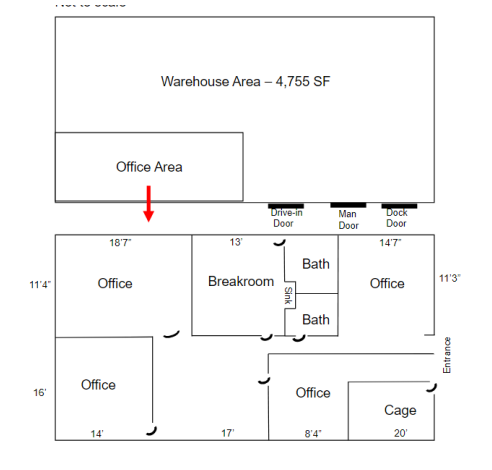
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# INDUSTRIAL FOR LEASE

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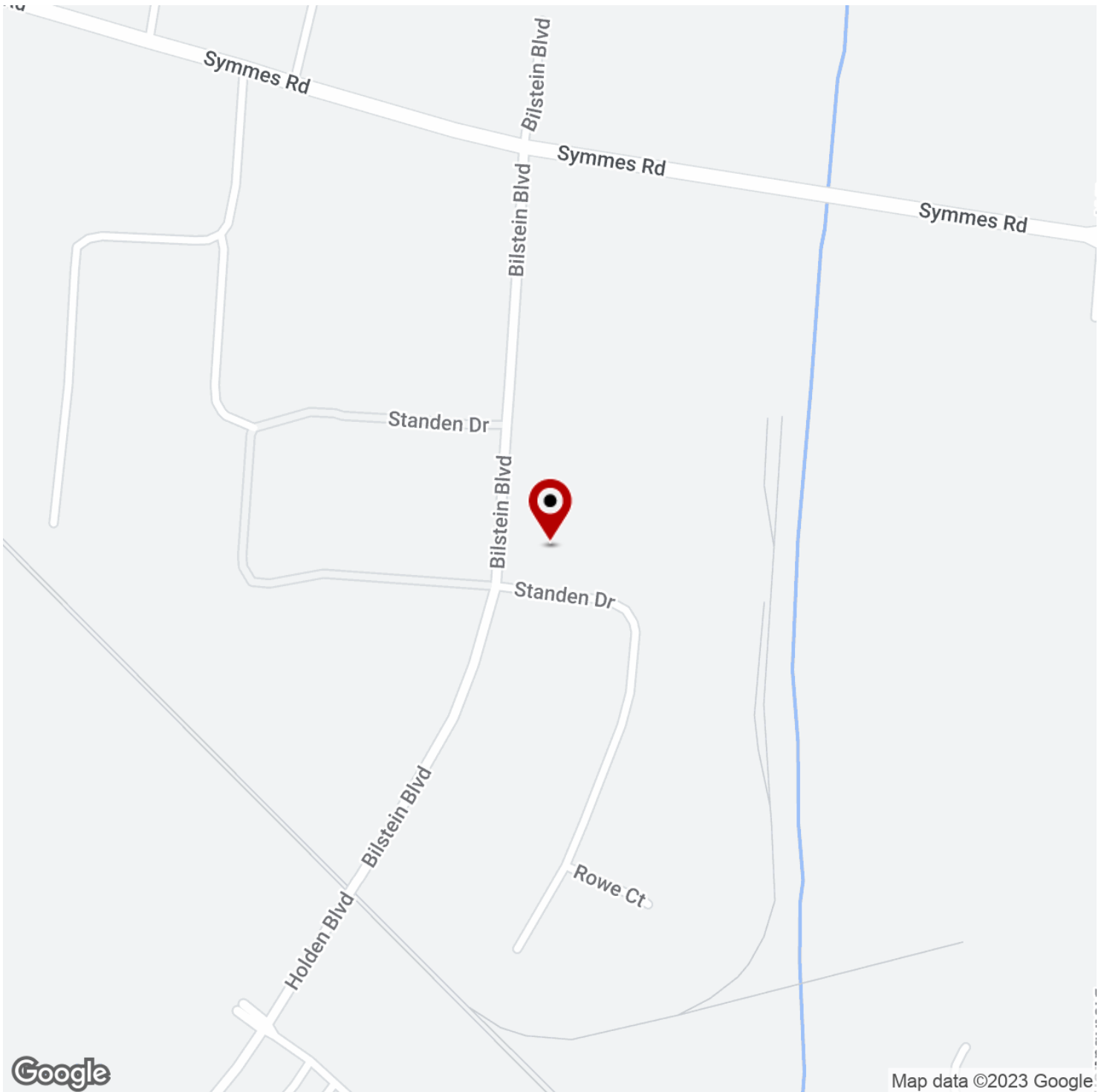
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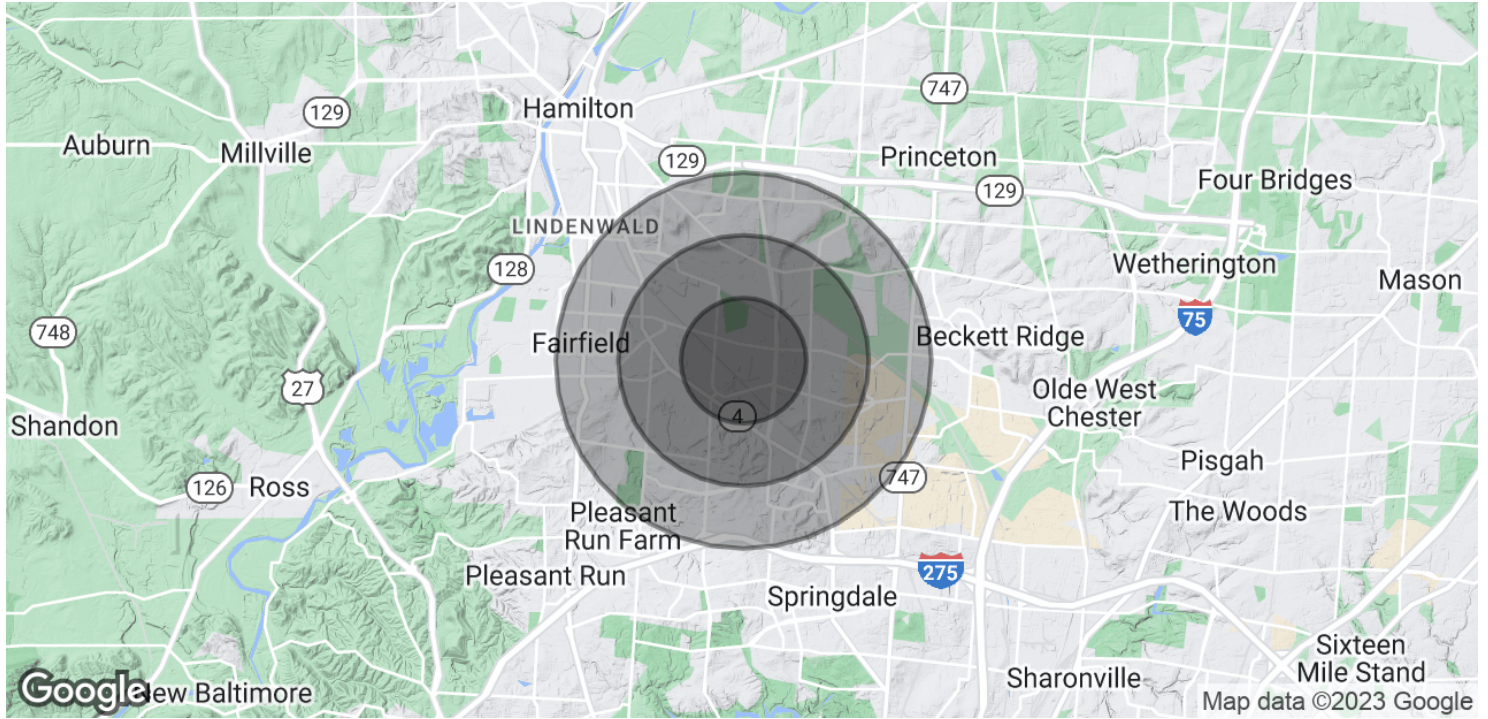
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<b>POPULATION</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Population	2,972	21,502	57,946
Average Age	34.4	36.7	36.7
Average Age (Male)	30.0	34.2	34.5
Average Age (Female)	40.5	38.4	39.0

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Households	1,295	8,828	23,804
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$53,925	\$69,825	\$74,143
Average House Value	\$68,835	\$128,066	\$142,124

\* Demographic data derived from 2020 ACS - US Census

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