



FOR SUBLEASE

Industrial Space

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3440 Symmes Road

Hamilton, OH 45015

Sublease through 12/31/2026

OPEX: \$1.85/SF

HIGHLIGHTS



54,000 SF Available



Ample loading docks



Abundant power

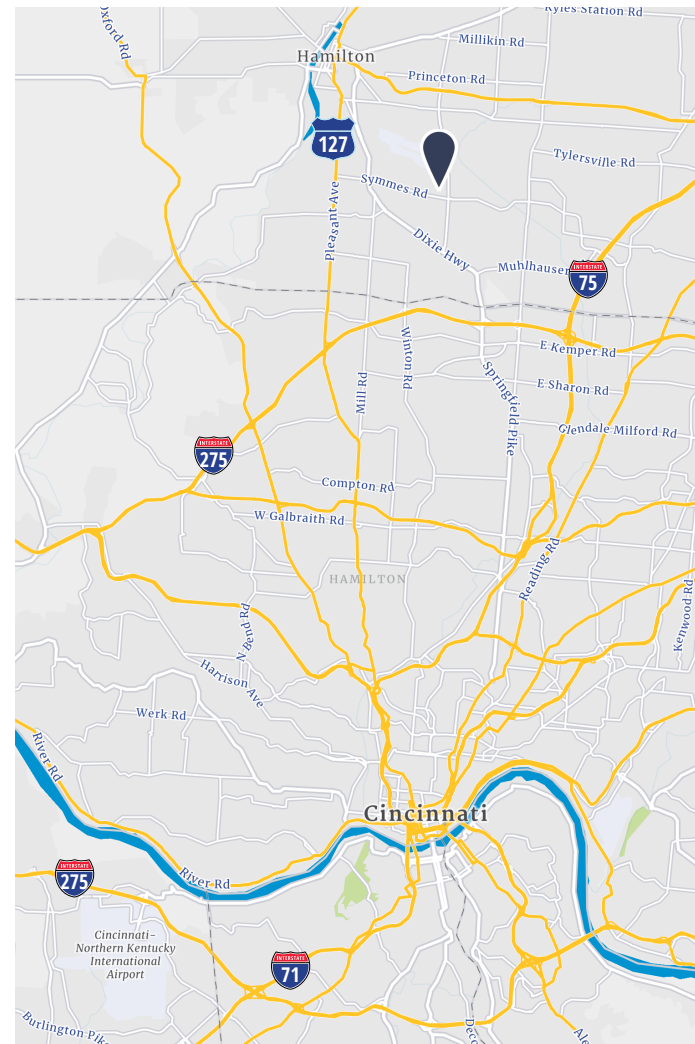


2 Cranes

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PROPERTY OVERVIEW

Address	3440 Symmes Rd, Hamilton, OH
Municipality	Hamilton
Available SF	Warehouse: 49,455 SF Office: 3,600 SF Total: 54,000 SF
Land Acreage	7.17 acres
Year Built	2000
Construction Type	Brick/concrete masonry/metal
Crane	Two (2) - 1 and 1½ ton cranes
Floor Plate SF	50,000 1st Floor
Floor Thickness	6" unreinforced concrete with 4,000 psi subgrade
Clear Height	24'
Roof & Age	Built up rubber membrane- original
Column Spacing	28' x 50'
Loading	9- 9'x10 docks; 1- 8' x 8' drive-in
Electric	3-phase; 480v; 2,000 amps (2-800 amp service panel and 1-400 amp service panel)
Parcel Number	P64610590000061
Sprinkler	Wet with K-12 heads
Parking	38 auto spaces
Heat	Gas Fired
Lighting	LED
Zoning	M-2 (General Industrial)



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