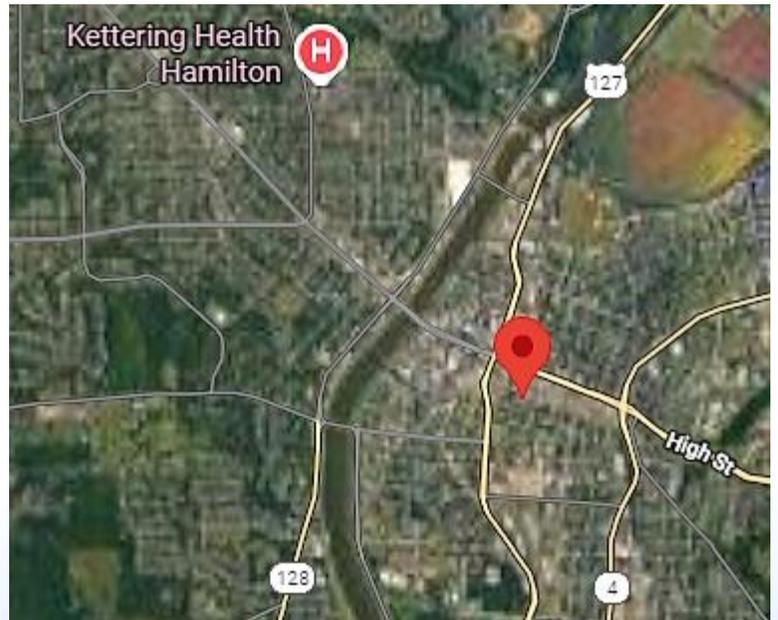




**≈8,200 SF WAREHOUSE / INDUSTRIAL / SHOWROOM
FOR SALE OR LEASE**

PROPERTY FEATURES

- Approximately 8,200 SF for sale or lease
- Showroom/Office: 4,000 SF
- Warehouse: 4,200 SF (free span)
- Covered storage area: 896 SF (sprinklered)
- One (1) drive-in door (10'5" x 14')
- 14' clear height
- Zoning: I-1; Limited Industrial Zoning District
- Land: 1.3 acres
- Year Built: 1999
- Lease Rate: \$7.45 PSF Gross
- Sale Price: \$738,000 (\$90 PSF)



611 Maple Avenue

Hamilton, Ohio 45011

PROPERTY SPECIFICATIONS

Location	611 Maple Avenue – Butler County, Ohio
Available SF	≈8,200 SF
Construction	Structural Steel with Brick Facade
Drive-in Door	One (1) (10'5" x 14')
Parking	Ample Parking and/or Outside Storage Area
Lighting	LED Lights
Roof	Five (5) Year Old Roof
Floors	Concrete
HVAC	Two (2) 5-Ton and HVAC System in Offices
Electric	200 Amps / 3-Phase
Parcel Number	P6441-019-000-071, 072, 073
Miscellaneous	Fully sprinklered (dry system); insulated warehouse area; security system and cameras; outside drain; automatic lift gate; two (2) restrooms



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