



# 4404 HAMILTON CLEVES RD.

HAMILTON, OH 45013 - SUITE 3 & 4

AVAILABLE FOR LEASE

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## PROPERTY HIGHLIGHTS

### 10,750 – 21,500 SqFt

- Located in Ross Township minutes to I-275 at Colerain Ave. and direct access at SR-126
- Signage, frontage, and visibility from SR-128.
- Zoning: B-PUD Business PUD (Light industrial uses included)
- 24'-27' clear height and 480-volt, 3-phase, 400-amps per suite
- Potential for additional storage in rear truck court/surplus ground
- Suite 3 – 10,750 SqFt with 2,000 SqFt office and one (1) dock door; additional dock/drive-in door to suit.
- Suite 4 – 10,750 SqFt with 2,000 SqFt office and one (1) dock door; additional dock/drive-in door to suit.
- Available for immediate occupancy
- Lease Rate: \$8.50/SqFt NNN + \$2.00/SqFt Operating Expenses/CAM

 [CLICK HERE FOR AERIAL VIDEO](#)

## PROPERTY DETAILS

Total SqFt:	21,500 (100'x215') - 10,750 per suite
Warehouse SqFt:	17,500 (100'x175') - 8,750 per suite
Office SqFt:	4,000 (100'x40') - 2,000 per suite
Acreage:	5.00 acres (entire property)
Clear Height:	24'-27'
Year Built:	1993 / 1994
Type Construction:	Metal / full insulated
Lighting:	LED's
Column Spacing:	50'x25'
Dock door:	Two (2) - 8'x10' with mechanical pit levelers; One (1) per suite
Drive-in door:	None - To suit
Sprinkler:	Wet system
Electrical Service:	For each 10,750 SqFt space 480-volt, 3-phase, 400 amps
Heat:	Natural gas-fired unit heaters
Roof:	Metal standing seam
Parking Lot:	Sixteen (16) spaces; expandable
Restrooms:	One (1) single uni-sex per suit
Butler County Parcel ID:	K4610032000026

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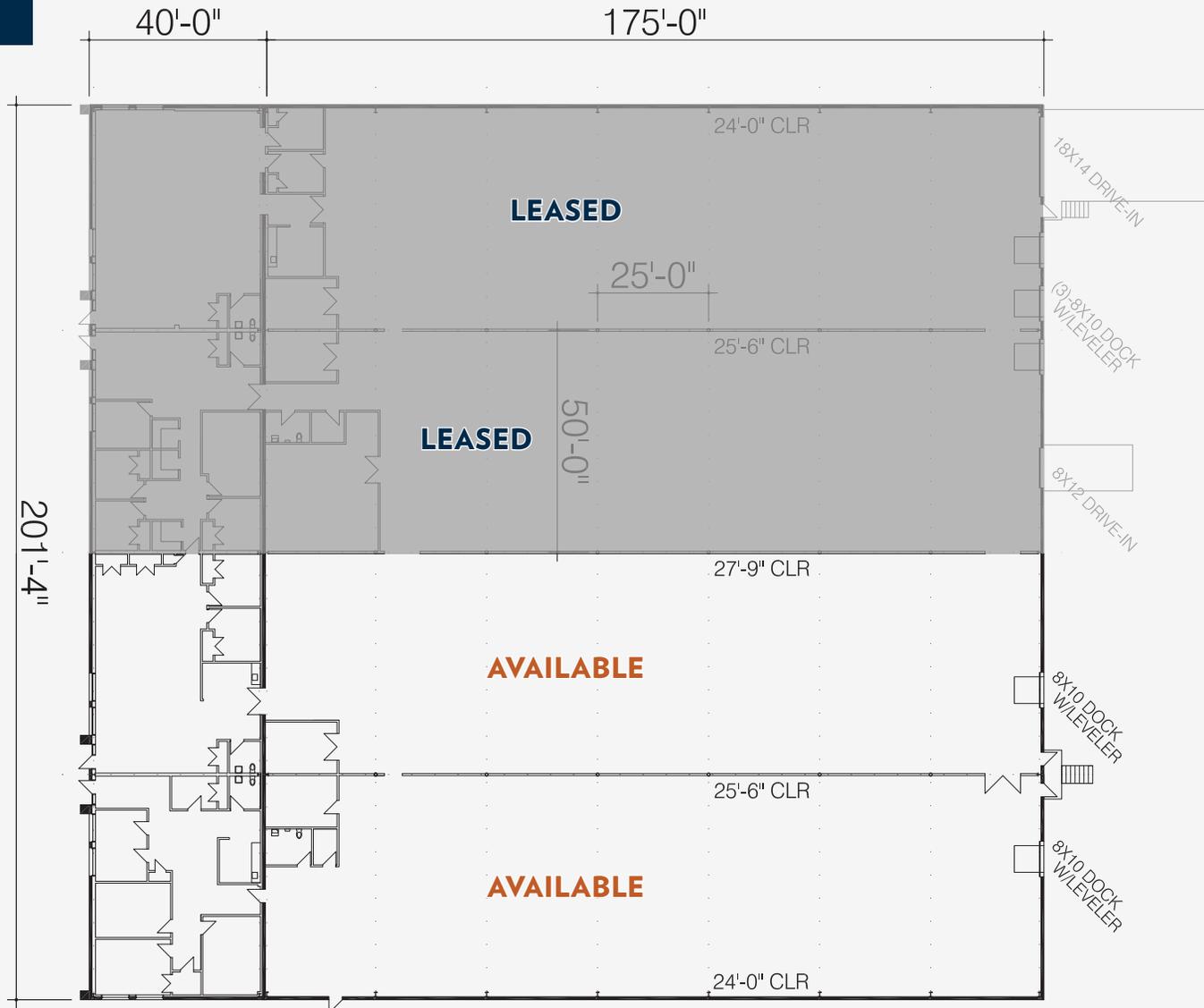
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## FLOOR PLAN



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OFFICE	5,510 SF
WAREHOUSE	34,775 SF
<b>TOTAL</b>	<b>43,285 SF</b>

DRAWING ISSUED FOR MARKETING PURPOSES ONLY. ALL CALCULATIONS ARE APPROXIMATE.

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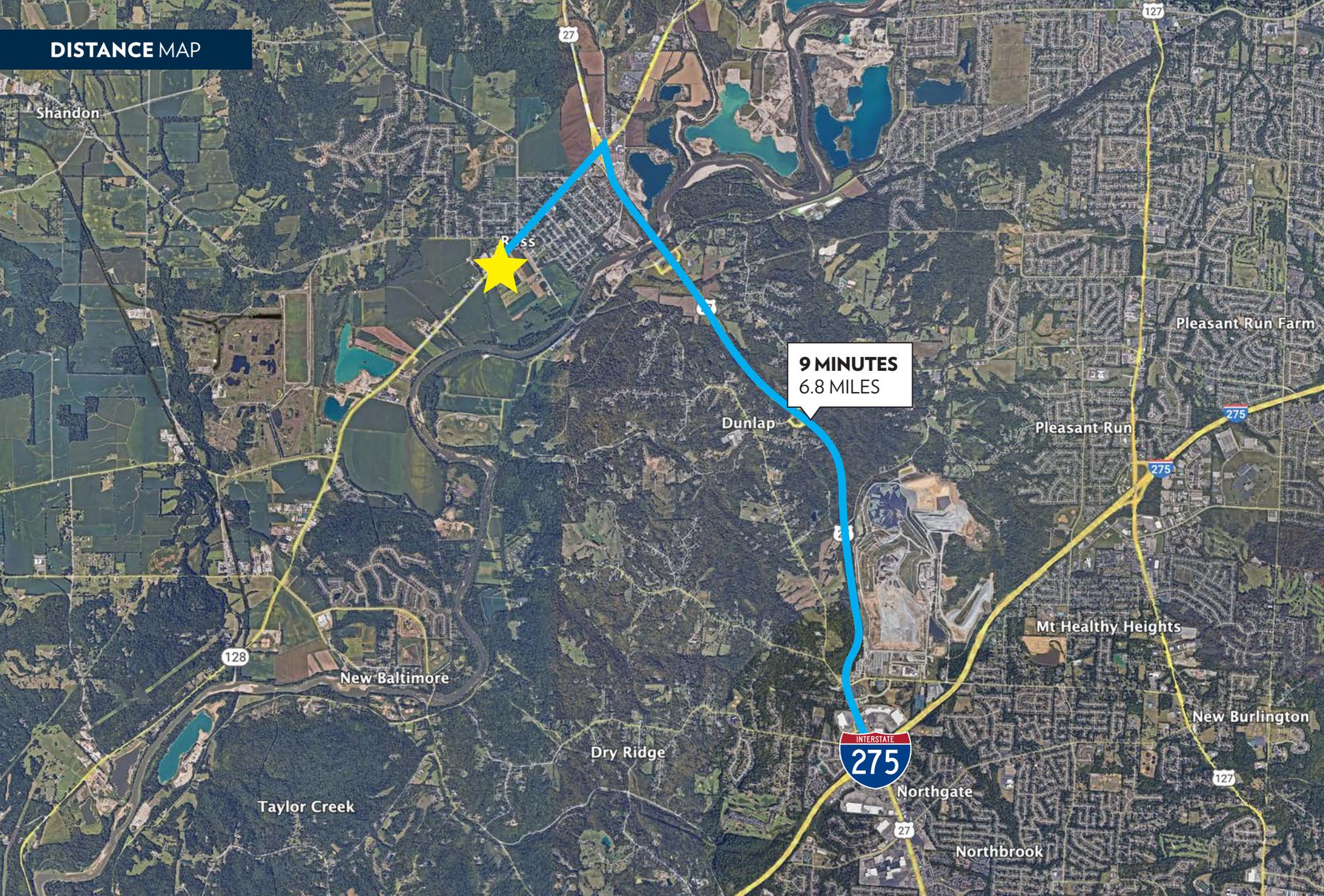
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## DISTANCE MAP



**9 MINUTES**  
6.8 MILES

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## PARCEL OUTLINE



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