



**3024 SYMMES RD.**  
HAMILTON, OH 45015

AVAILABLE FOR LEASE

**Rod MacEachen**  
(513) 675-5764  
Rod@SqFtCommercial.com

**Roddy MacEachen, SIOR**  
(513) 739-3985  
Roddy@SqFtCommercial.com

**Jared Wagoner, SIOR**  
(812) 890-1768  
Jared@SqFtCommercial.com

**Amy Castaneda**  
(503) 310-9768  
Amy@SqFtCommercial.com

**Sarah Kern**  
(513) 426-4864  
Sarah@SqFtCommercial.com

© 2025 SqFt Commercial LLC. All rights reserved. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. SqFt Commercial and the SqFt Commercial logo are service marks of SqFt Commercial, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.



# 3024 SYMMES RD.

HAMILTON, OH 45015



## PROPERTY HIGHLIGHTS



**94,895 Total SqFt**

- Located in City of Hamilton minutes to I-75, I-275, and SR-129
- Former General Electric manufacturing facility
- 100% HVAC throughout main building
- Heavy power (4,000 amps at 480-volt) and bus duct throughout
- Building has expansion capabilities and outdoor storage area possibilities
- Crane served 1/2 ton to 2-ton with potential for increase capacity
- Air and gas lines throughout
- All public utilities through City of Hamilton
- New owner, [Neyer Properties](#), with make-ready & remodel underway, list available upon request
- Lease Rate: Negotiable



**CLICK HERE FOR THE 360° TOUR**



**AERIAL VIDEO**

[MAIN BUILDING →](#) [OUTBUILDING →](#)

INFO@SQFTCOMMERCIAL.COM  
(513) 843-1600  
[SQFTCOMMERCIAL.COM](https://www.sqftcommercial.com)



## PROPERTY DETAILS

Total SqFt:	94,895 (8,640 Outbuilding and 86,255 SqFt main building)
Warehouse SqFt:	75,175
Office SqFt:	10,695 (4,680 on 1st floor and 6,015 on 2nd floor)
Acreage:	10.00 acres
Clear Height:	Main Bldg: 14'-20' and high bay (+/- 4,000 SqFt) area 28' - Outbuilding: 20'-22'
Year Built:	1964 (Main Building) with multiple additions and 2007 (Outbuilding)
Type Construction:	Concrete block, masonry, metal, and steel
Lighting:	LED's with motion sensors
Column Spacing:	Varies throughout; Multiple areas 50'x25' and 50'x48'. Outbuilding 30'x36'
Dock door:	Four (4); (2) 12'x12' and (2) 8'x8'
Drive-in door:	Six (6) - (3) 8'x8', (1) 8'x10', (1) 12'x12', (1) 14'x14'
Sprinkler:	Wet system - Sprinkler heads replaced in main building in 2021
Electrical Service:	Main Building - 480/277-volt, 3-phase, 4,000 amps and Outbuilding - 240-volts, 3-phase, 200-amps
Bridge Cranes:	Five (5); (2) 1-ton's, 16' hook height and (2) 1-ton's, 15' hook height. One (1) 2-ton with 20' hook height. Multiple Gorbelt Jib Cranes (750lb-2tons)
Heat:	100% HVAC throughout main building and natural gas fired unit heater in outbuilding
Roof:	Main Building: Rubber/Foam Coating (2015 w/ 10-year warranty) and Out Building: Metal
Truck court:	Concrete apron at truck docks and asphalt
Parking Lot:	200+ parking spaces
Restrooms:	Two (2) sets: One (1) in office and One (1) in warehouse. No restrooms in outbuilding
Assessed Valuation:	\$3,097,760 (\$32/SqFt)
Annual Property Taxes:	\$62,959 (\$0.64/SqFt)
Butler County Parcel ID's:	P6461059000003 and P6461059000004



# 3024 SYMMES RD.

HAMILTON, OH 45015

INFO@SQFTCOMMERCIAL.COM  
(513) 843-1600  
[SQFTCOMMERCIAL.COM](https://www.sqftcommercial.com)



## PARCEL OUTLINE





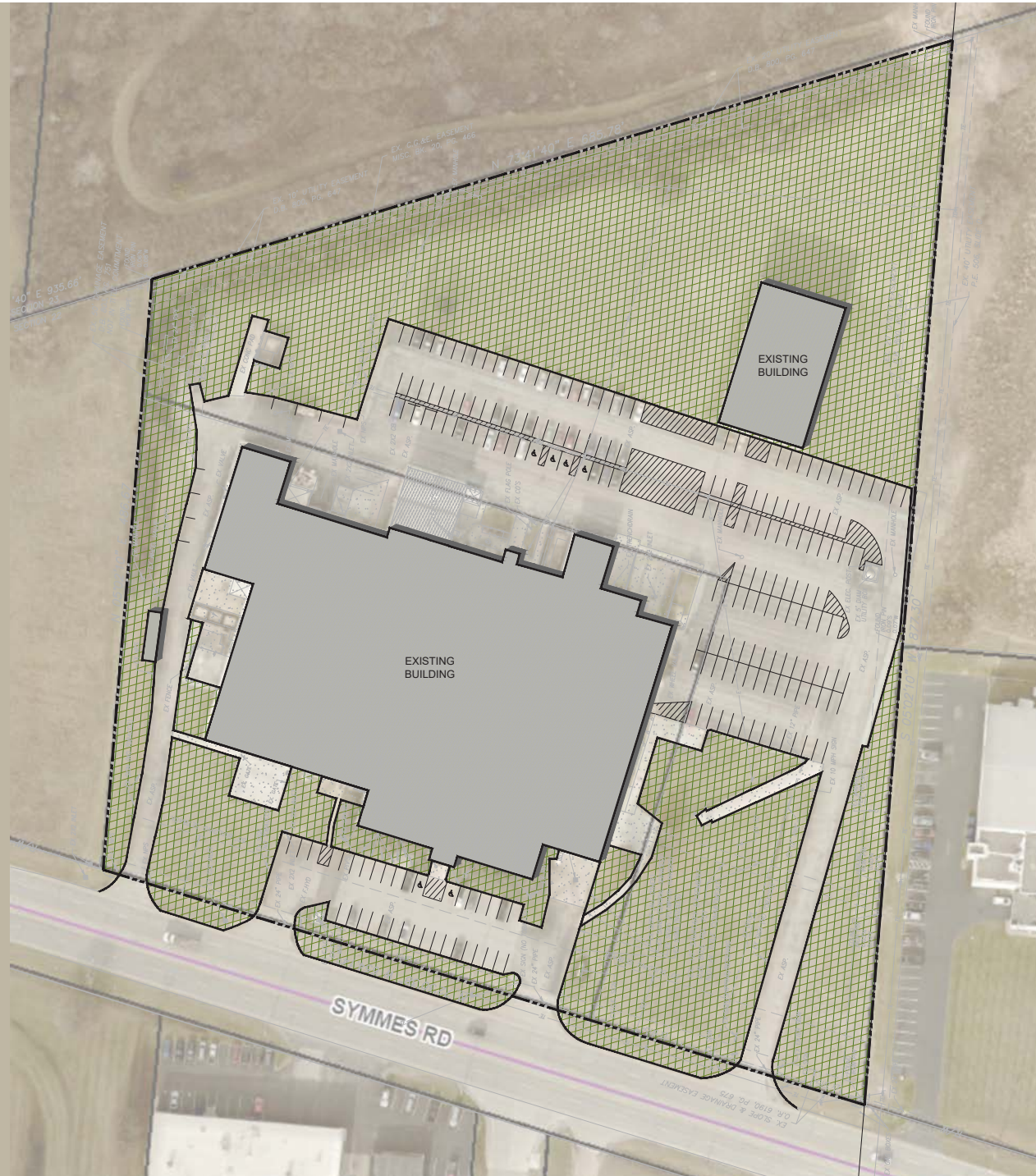
# 3024 SYMMES RD.

HAMILTON, OH 45015

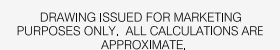
INFO@SQFTCOMMERCIAL.COM  
(513) 843-1600  
[SQFTCOMMERCIAL.COM](http://SQFTCOMMERCIAL.COM)



## SITE PLAN



INFO@SQFTCOMMERCIAL.COM  
(513) 843-1600  
[SQFTCOMMERCIAL.COM](http://SQFTCOMMERCIAL.COM)





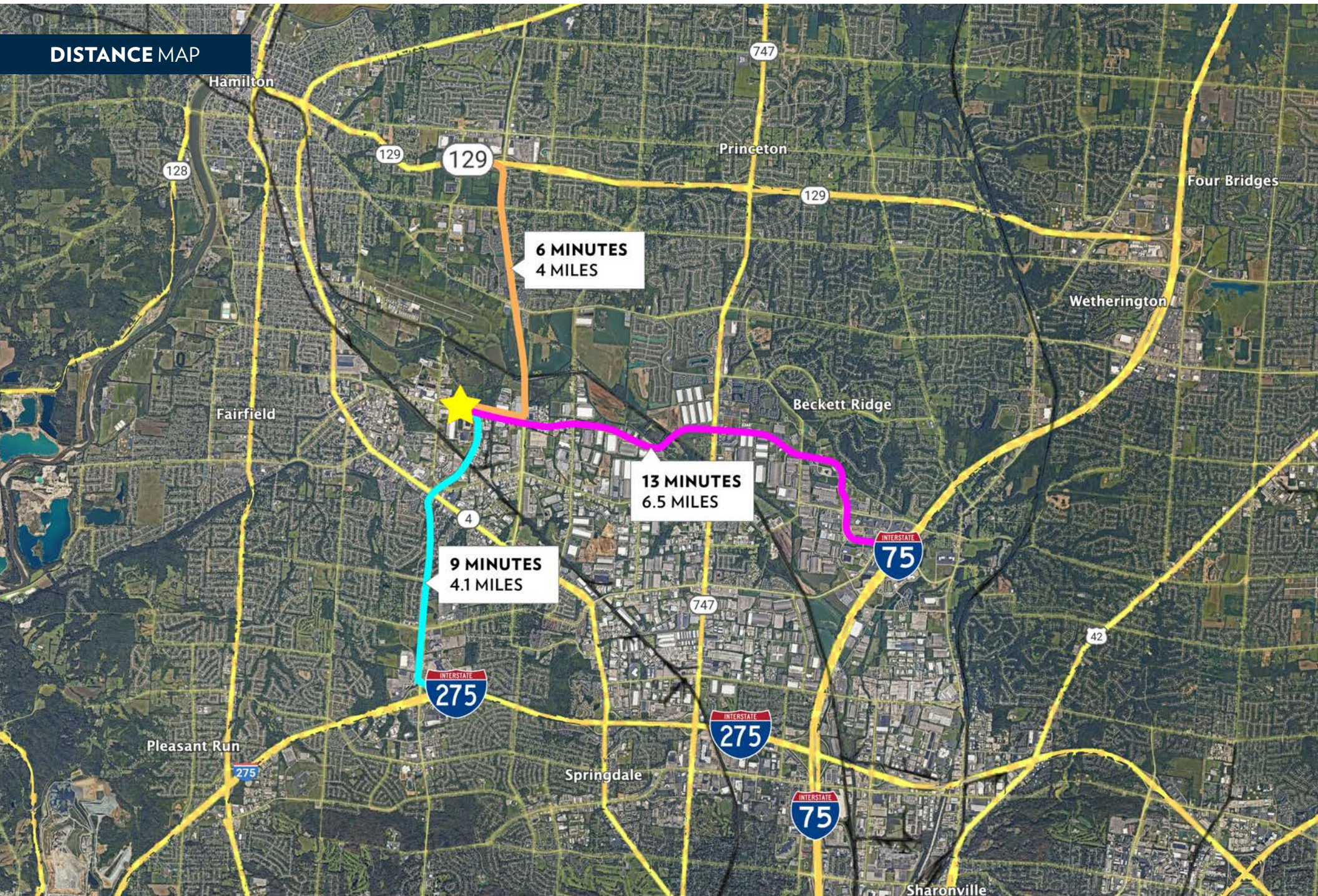
# 3024 SYMMES RD.

HAMILTON, OH 45015

INFO@SQFTCOMMERCIAL.COM  
(513) 843-1600  
[SQFTCOMMERCIAL.COM](https://www.sqftcommercial.com)



## DISTANCE MAP





# 3024 SYMMES RD.

HAMILTON, OH 45015

INFO@SQFTCOMMERCIAL.COM  
(513) 843-1600  
[SQFTCOMMERCIAL.COM](https://www.sqftcommercial.com)

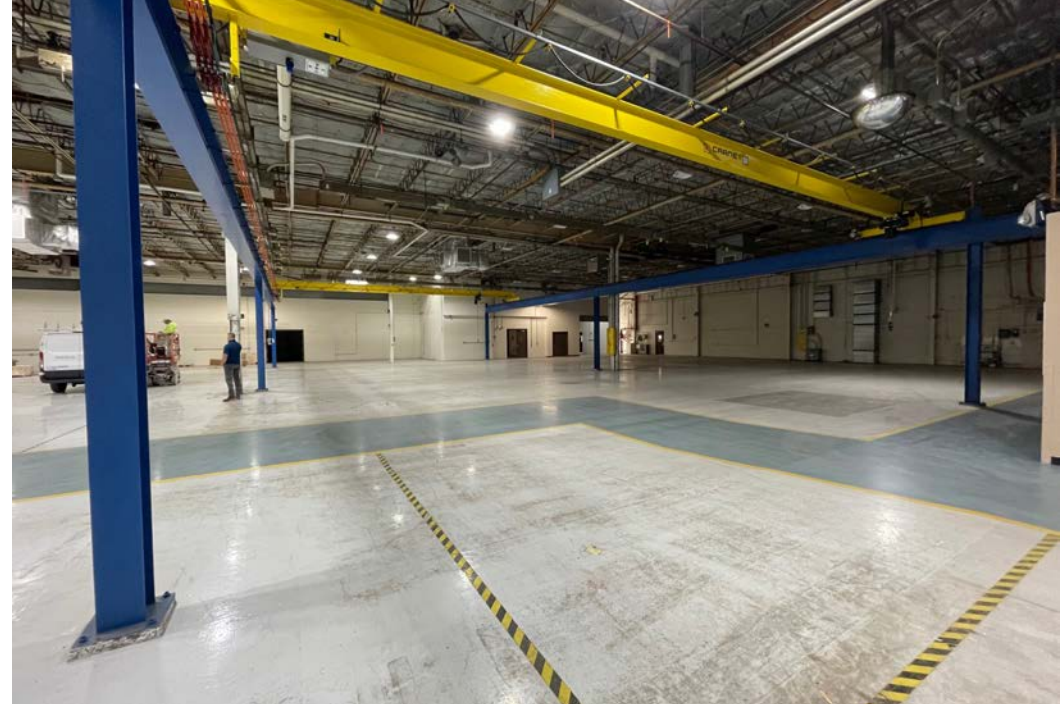




# 3024 SYMMES RD.

HAMILTON, OH 45015

INFO@SQFTCOMMERCIAL.COM  
(513) 843-1600  
[SQFTCOMMERCIAL.COM](https://www.sqftcommercial.com)





# 3024 SYMMES RD.

HAMILTON, OH 45015

INFO@SQFTCOMMERCIAL.COM  
(513) 843-1600  
[SQFTCOMMERCIAL.COM](https://www.sqftcommercial.com)

