



3024 SYMMES RD. HAMILTON, OH 45015

AVAILABLE FOR SALE OR LEASE



PROPERTY HIGHLIGHTS



97,880 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
- Crane served 1/2 ton to 2-ton with potential for increase capacity
- Onsite water treatment facility
- Air and gas lines throughout
- All public utilities through City of Hamilton
- Sale Price: \$4,995,000 (\$51/SqFt)
- Lease Rate: \$4.95/SqFt NNN



CLICK HERE FOR AERIAL VIDEO



CLICK HERE FOR THE 360° TOUR

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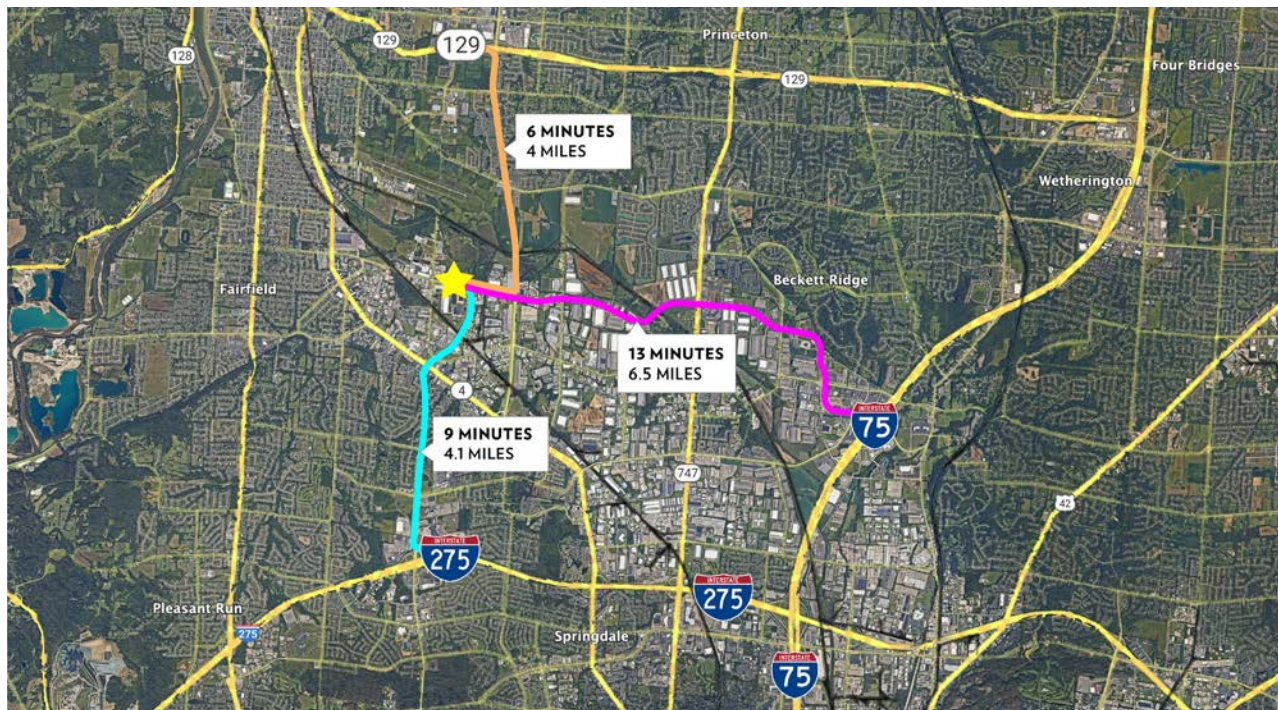
BROCHURE DESIGNED BY NICK TEDESCHI. CONTACT NICK AT HELLO@DESIGNEDBYNICK.COM OR 781-752-9699 TO DISCUSS YOUR MARKETING NEEDS.

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PROPERTY DETAILS

Total SqFt:	97,880 (8,640 SqFt Outbuilding and 89,240 SqFt Main Building)	Electrical Service:	Main Bldg: 4,000 amps - Outbuilding: 240-volt/3-phase/200 amps
Warehouse SqFt:	84,560	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 Gorbel Jib Cranes (750lb-2tons)
Office SqFt:	10,695 (4,680 on 1st floor and 6,015 on 2nd floor)	Heat:	100% HVAC throughout main building and natural gas fired unit heater in outbuilding
Acreage:	10.00 acres	Roof:	Main Building: Rubber/Foam Coating (2015 w/ 10-year warranty) and Out Building: Metal
Clear Height:	Main Bldg: 14'-20' and high bay (+/- 4,000 SqFt) area 28' - Outbuilding: 20'-22'	Truck court:	Concrete apron at truck docks and asphalt
Year Built:	1964 (Main Building) with multiple additions and 2007 (Outbuilding)	Parking Lot:	200+ parking spaces
Type Construction:	Concrete block, masonry, metal, and steel	Restrooms:	Two (2) sets: One (1) in office and One (1) in warehouse. No restrooms in outbuilding
Lighting:	LED's with motion sensors	Assessed Valuation:	\$3,097,760 (\$32/SqFt)
Column Spacing:	Varies throughout; Multiple areas 50'x25' and 50'x48'. Outbuilding 30'x36'	Annual Property Taxes:	\$62,959 (\$0.64/SqFt)
Dock door:	Four (4); (2) 12'x12' and (2) 8'x8'	Butler County Parcel ID's:	P6461059000003 and P6461059000004
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		

DISTANCE MAP



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AERIAL



ADDITIONAL PHOTOS



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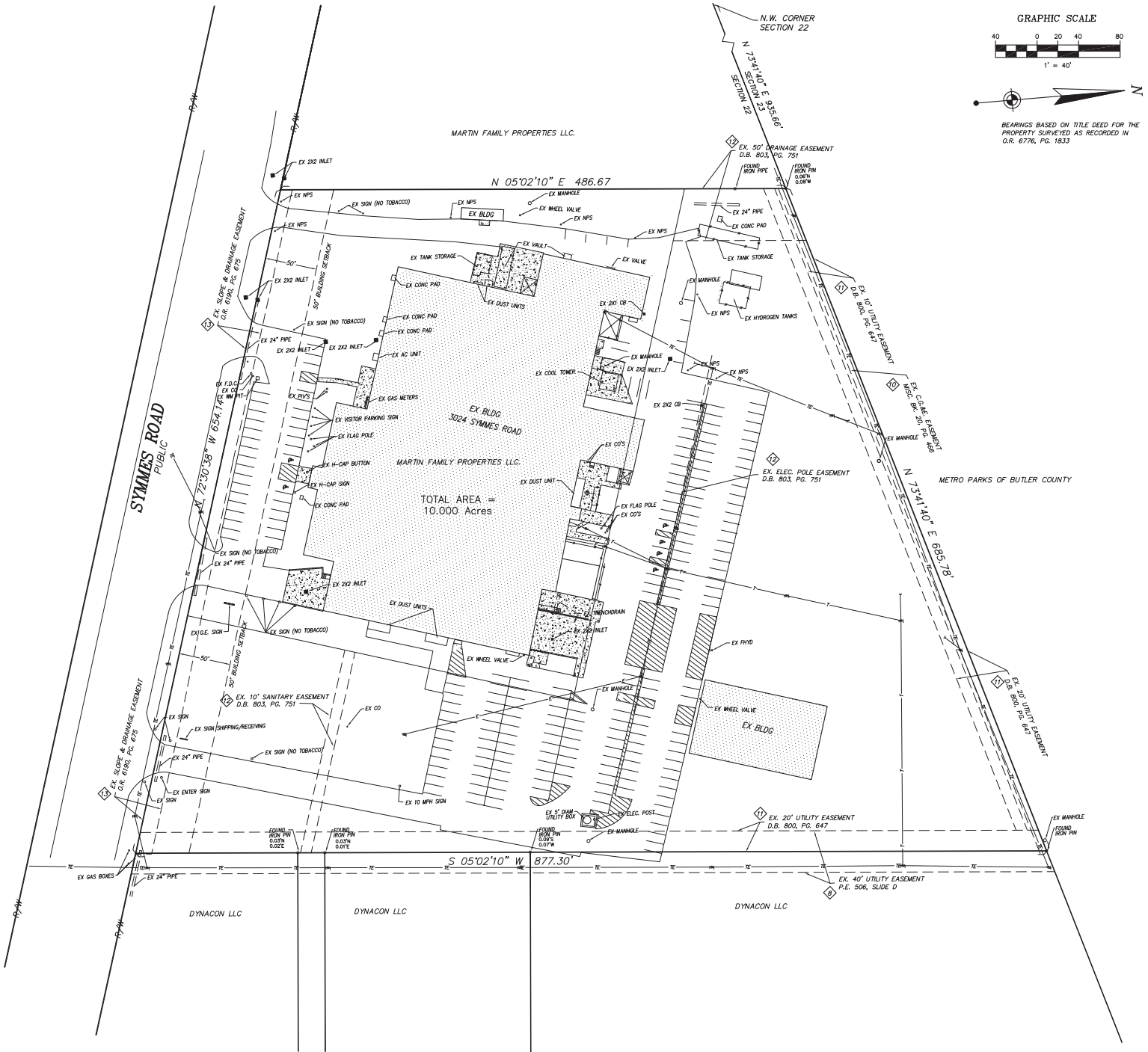
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SITE PLAN



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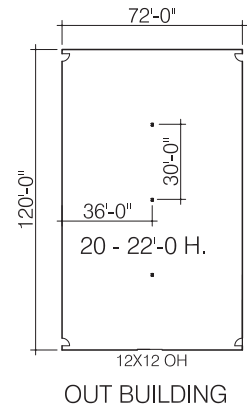
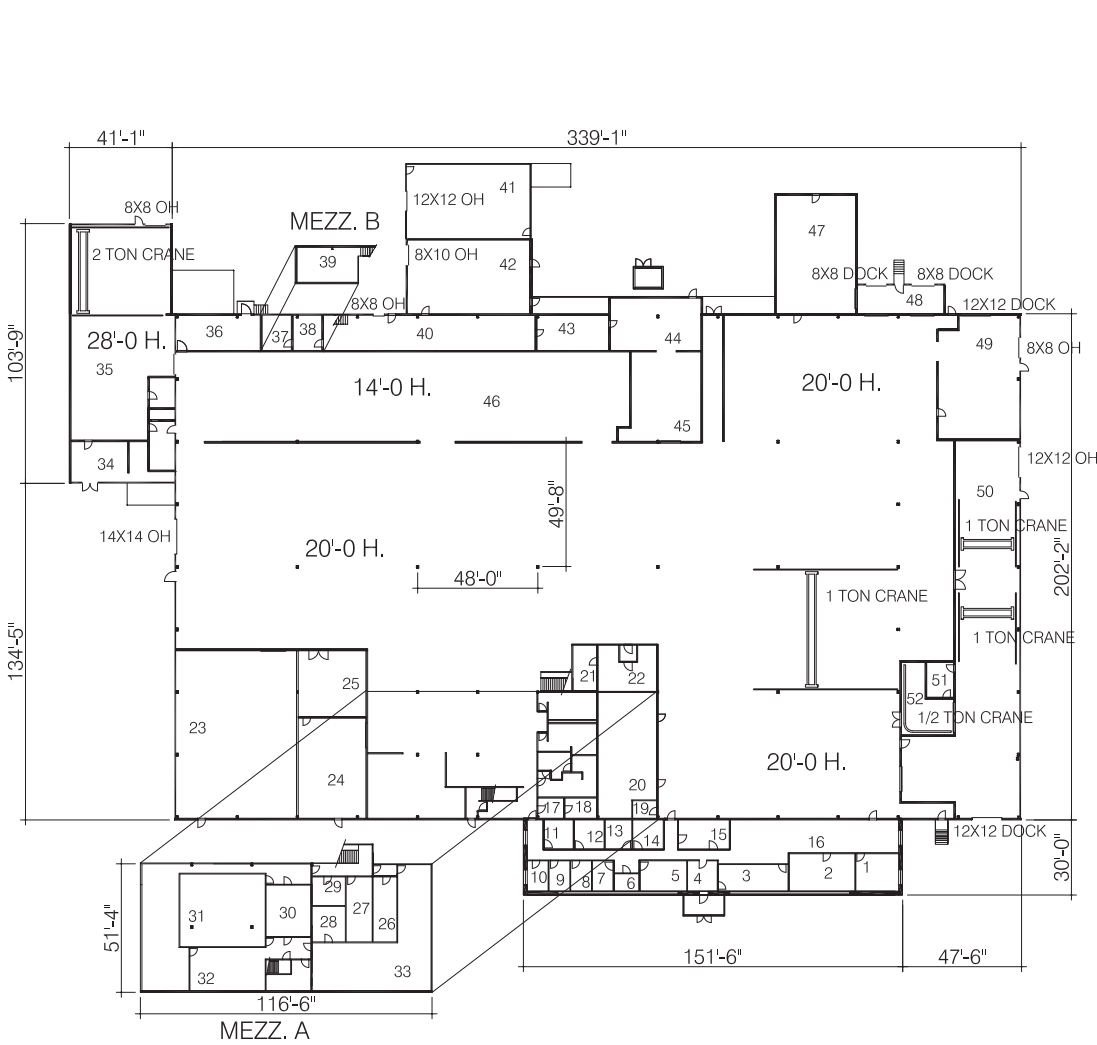
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FLOOR PLAN



RM	SIZE
1	14X16
2	16X25
3	11X27
4	11X11
5	11X17
6	7X9
7	8X11
8	8X11
9	8X11
10	8X11
11	11X11
12	11X11
13	11X11
14	11X11
15	11X20
16	13X66
17	7X10
18	7X12
19	7X9
20	23X49
21	9X18
22	9X23
23	48X66
24	26X40
25	26X27
26	9X26
27	10X26
28	13X14
29	11X13
30	17X20
31	29X33
32	17X30
33	19X47
34	15X22
35	39X85
36	13X33
37	11X13
38	11X13
39	13X33
40	13X84
41	29X49
42	29X49
43	13X28
44	20X36
45	25X34
46	34X180
47	30X46
48	11X33
49	30X48
50	24X150
51	10X13
52	19X29

WAREHOUSE	78,160 SF
OFFICE	4,680 SF
SUBTOTAL	82,840 SF
MEZZ A	385 SF
MEZZ B	6,015 SF
OUT BUILDING	8,640 SF
SUBTOTAL	15,040 SF
TOTAL	97,880 SF
FLR. PLAN	

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