



# 3550 SYMMES RD.

HAMILTON, OH 45015

AVAILABLE FOR LEASE

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## PROPERTY HIGHLIGHTS



**120,916 SqFt**

- Property located in City of Hamilton minutes to SR-129, I-275, and I-75
- City of Hamilton I-2 zoning
- Approximately Ninety (90) trailer spaces included in quoted rental rates
- 19 docks and 1 drive-in door with 24'-28' clear height
- Available 10/1/2025
- Lease Rate: \$7.95/SqFt NNN + \$1.25/SqFt Operating Expenses/CAM

 [CLICK HERE FOR AERIAL VIDEO](#)

## PROPERTY DETAILS

Total SqFt:	120,916
Warehouse SqFt:	117,640
Office SqFt:	3,276
Clear Height:	24'-28'
Year Built:	1996
Type Construction:	Metal with block wainscot, fully insulated
Lighting:	LED's
Column Spacing:	50'x50'
Dock door:	Nineteen (19) doors with mechanical pit levelers
Drive-in door:	One (1) 12'x14'
Sprinkler:	ESFR / Wet System (To be confirmed)
Electrical Service:	480-volt, 3-phase, amps (To be confirmed)
Heat:	Natural gas-fired unit heaters
Roof:	Metal
Parking Lot:	Approximately fifty (50) spaces
Trailer Parking:	Approximately ninety (90) spaces
Restrooms:	One (1) set in office and one (1) in warehouse



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## DISTANCE MAP





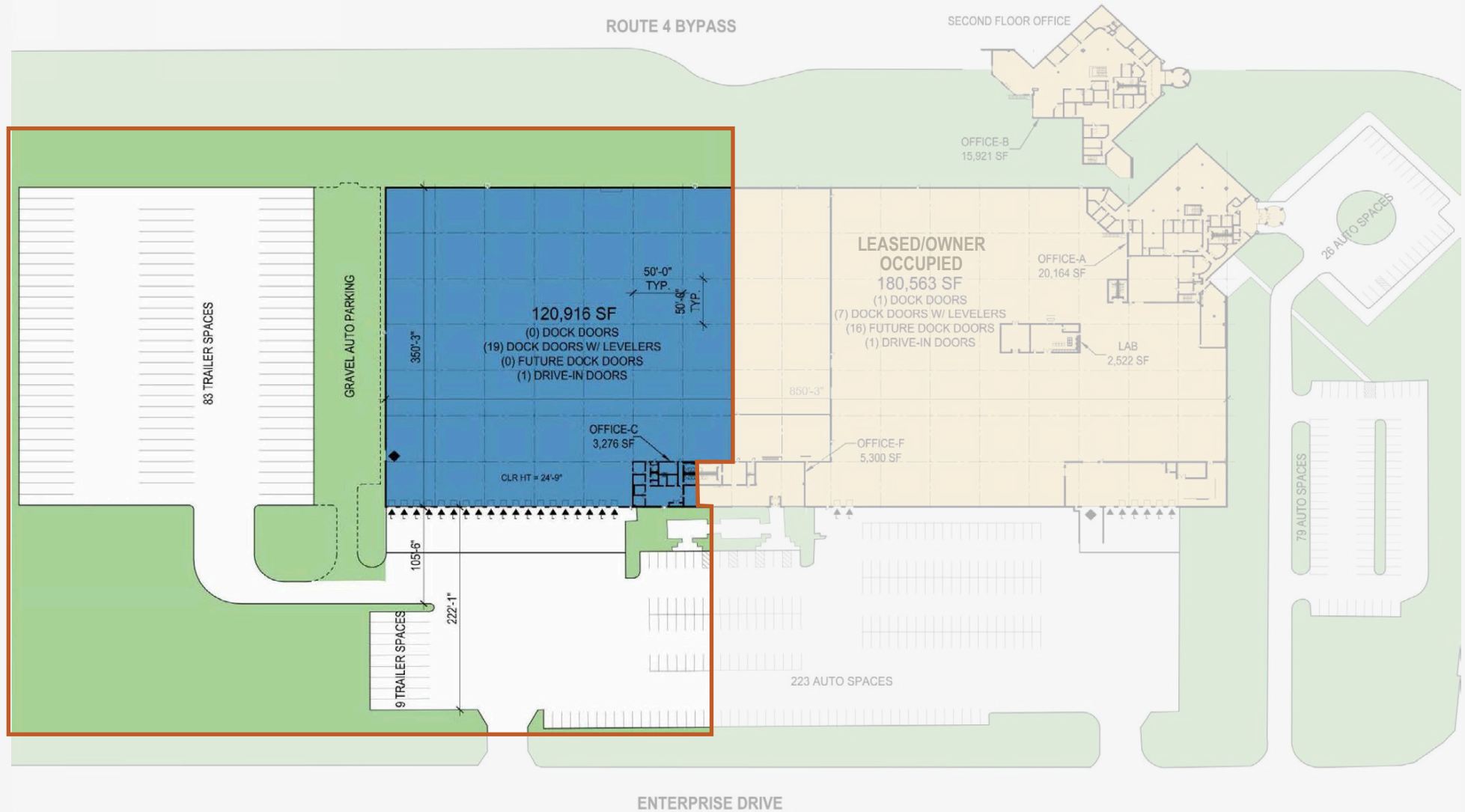
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## SITE PLAN





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**AVAILABLE AREA**





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