

3095 McBride Court | Hamilton, OH 45011

1 Mile to Rt. 4 | By-Pass 4 | 129 Interchange



Building Highlights

Total Building SF	200,000 SF
Available SF	42,746 - 71,039 SF
Column Spacing	48' x 50'
Clear Height	28'
Truck Court	119'
Power	480 Volt 200 AMP 3-Phase
Construction	Insulated Concrete Tilt-up
Floor	6" Reinforced Concrete
Heat	Gas Suspended Heaters
Lighting	LED
Sprinkler	ESFR
Year Built	2000 2006
Lease Rate	<ul style="list-style-type: none">\$5.75 SF NNN\$2.56 SF Est. OpEx CAM

Contact Us

ROBERT BUNTON, SIOR
Vice President
+1 513 369 1365
robert.bunton@cbre.com

BEAU NIMER, SIOR
Vice President
+1 513 369 1335
beau.nimer@cbre.com



Suite B Details

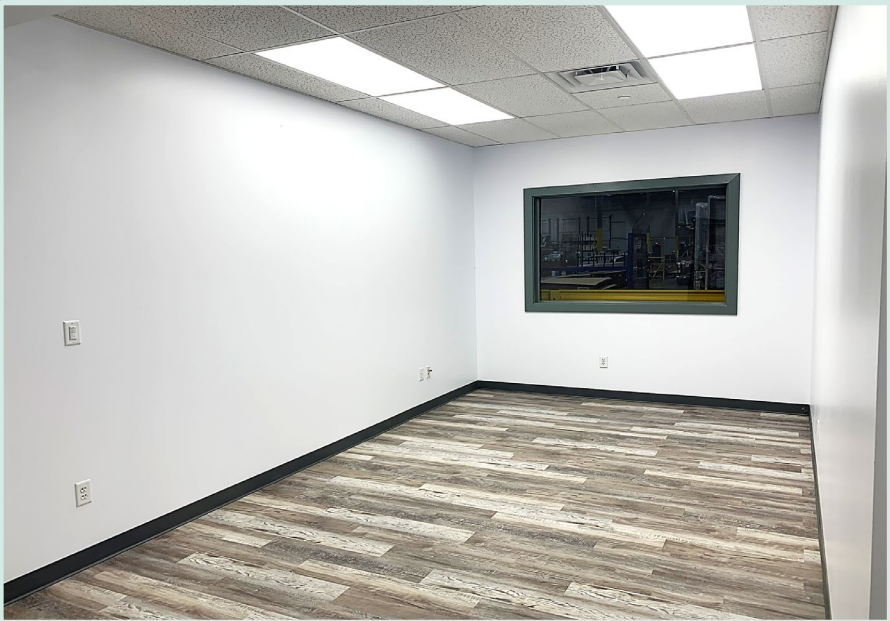
Available SF	42,746 SF
Office SF	2,172 SF Office Space With Breakroom & 4 ADA Restrooms
Dock(s)	5 @ 10' x 10' With 25,000 LB. Levelers & Seals
Drive-in	12' x 14'

Suite D Details

Available SF	71,039 SF
Office SF	2,368 SF Office Space With Breakroom & 4 ADA Restrooms
Dock(s)	10 @ 10' x 10' With 25,000 LB. Levelers & Seals
Drive-in	12' x 14'

Space Highlights

± 42,746 SF AVAILABLE | Including 2,172 SF of Office Space

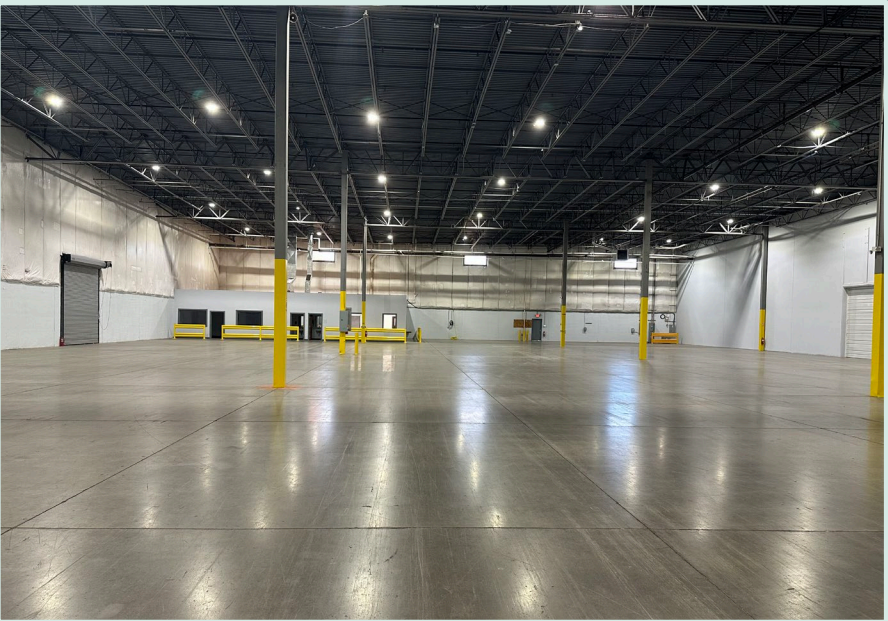
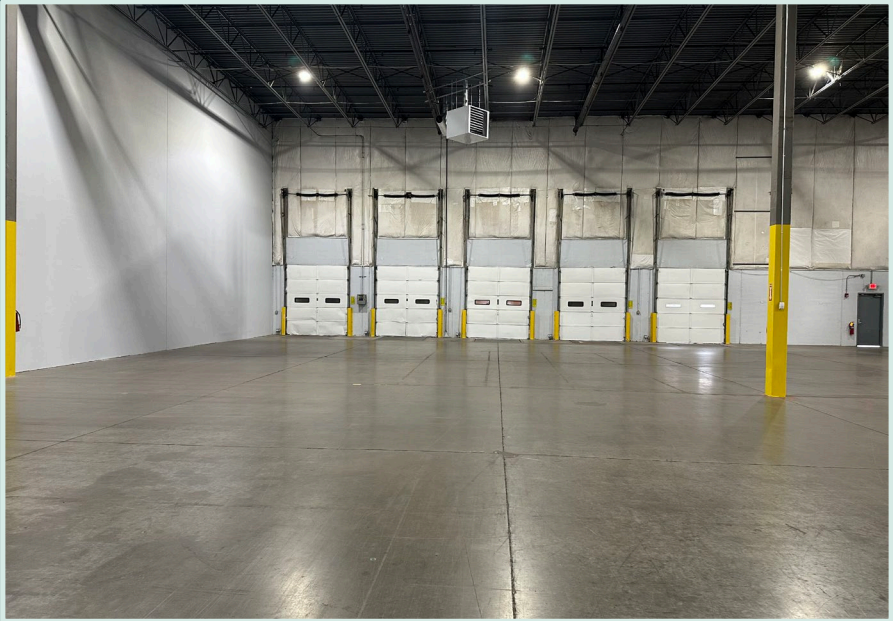


Office Pics

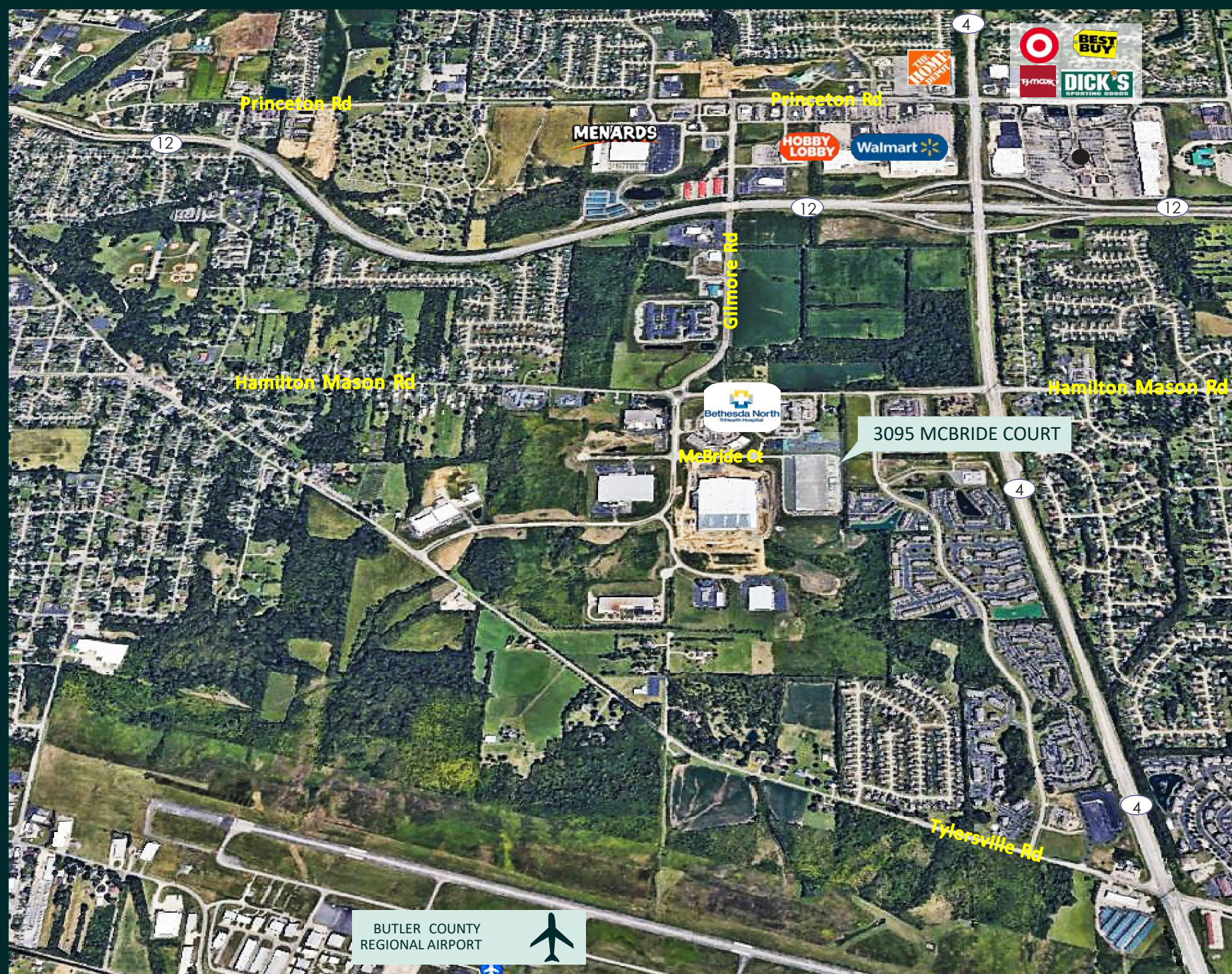
SUITE B | 3095 McBride Court | Hamilton, Ohio 45011

FOR LEASE

± 42,746 SF AVAILABLE | Including 2,172 SF of Office Space



Office | Warehouse Pics —————



Site Aerial

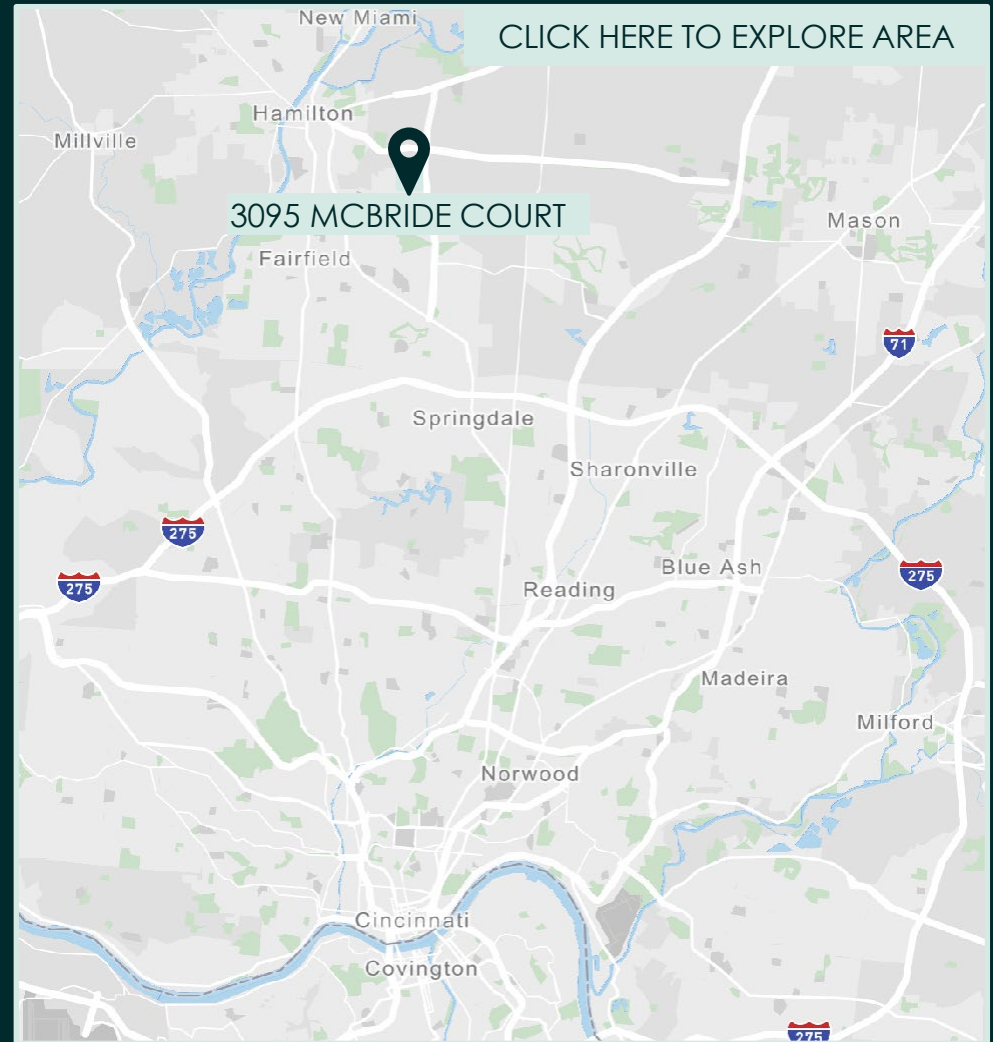
FRONT



REAR



[CLICK HERE TO EXPLORE AREA](#)



Contact Us

ROBERT BUNTON, SIOR

Vice President

+1 513 369 1365

robert.bunton@cbre.com

BEAU NIMER, SIOR

Vice President

+1 513 369 1335

beau.nimer@cbre.com

© 2023 CBRE, Inc. All rights reserved. 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. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.