

**3406 Port Union Road
Hamilton, OH 45015**

**Industrial Space For
Lease
14,000 SF**

NORTH RIDGE
REALTY GROUP
COMMERCIAL REAL ESTATE



AVAILABLE:

14,000 SF free-standing on 2.294 acres

USES:

Light industrial / Flex

OFFERED AT:

\$8.50 PSF NNN

\$1.50 PSF OpEx

LOCATION:

Located in City of Hamilton minutes to I-275, I-75 & SR1-29

SUMMARY:

- 1 drive-in & 1 dock
- 20'-23' clear
- 480-volt, 3 Phase, 400 amps
- Wet sprinkled



North Ridge Realty Group

7182 Liberty Centre Drive, Suite M
West Chester, OH 45069

Marshall Stretch

VP Sales & Leasing
513.504.8232 Mobile

John Stretch

Broker / Owner
513.623.6505 Mobile

Disclaimer: The Realtor involved in selling the premises is relying on all information provided herein or supplied by owner or owner's sources in connection with the Real Estate. We cannot guarantee this information.

OVERVIEW

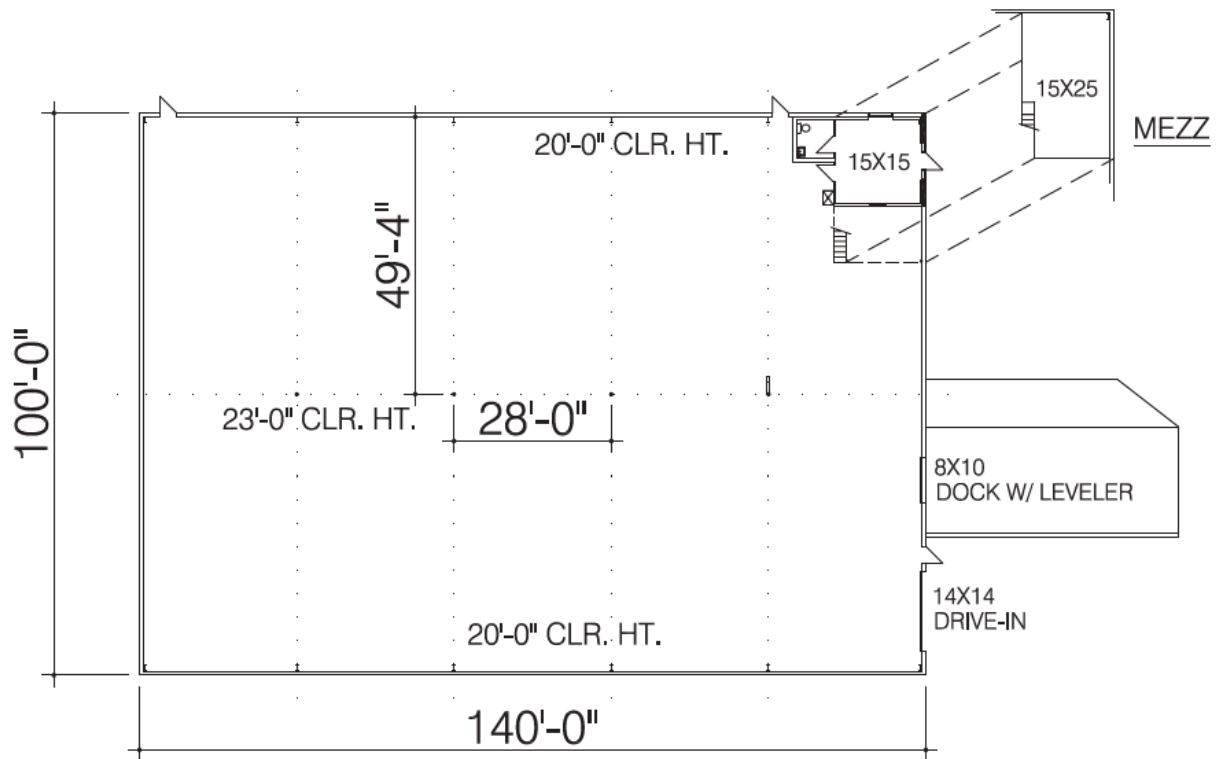
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YEAR BUILT:
2015

OCCUPANCY:
Immediate

SPACE INFO:

- Approximately 14,000 SF (13,665 SF warehouse & 335 SF office) + 415 SF mezzanine
- 415 SF mezzanine not included in square footage
- One electric drive-in door - 14'x14'
- One dock door w/ edge of dock leveler - 8'x9'
- 480-volt, 3 Phase, 400 amps
- 20'-23' clear
- LED lighting
- Wet sprinkled
- Radiant tube heaters in warehouse



FLOOR PLAN 

10 25 50

OFFICE	335 SF
WHSE	13,665 SF
MEZZ	415 SF
TOTAL	14,415 SF

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PROPERTY PHOTOS

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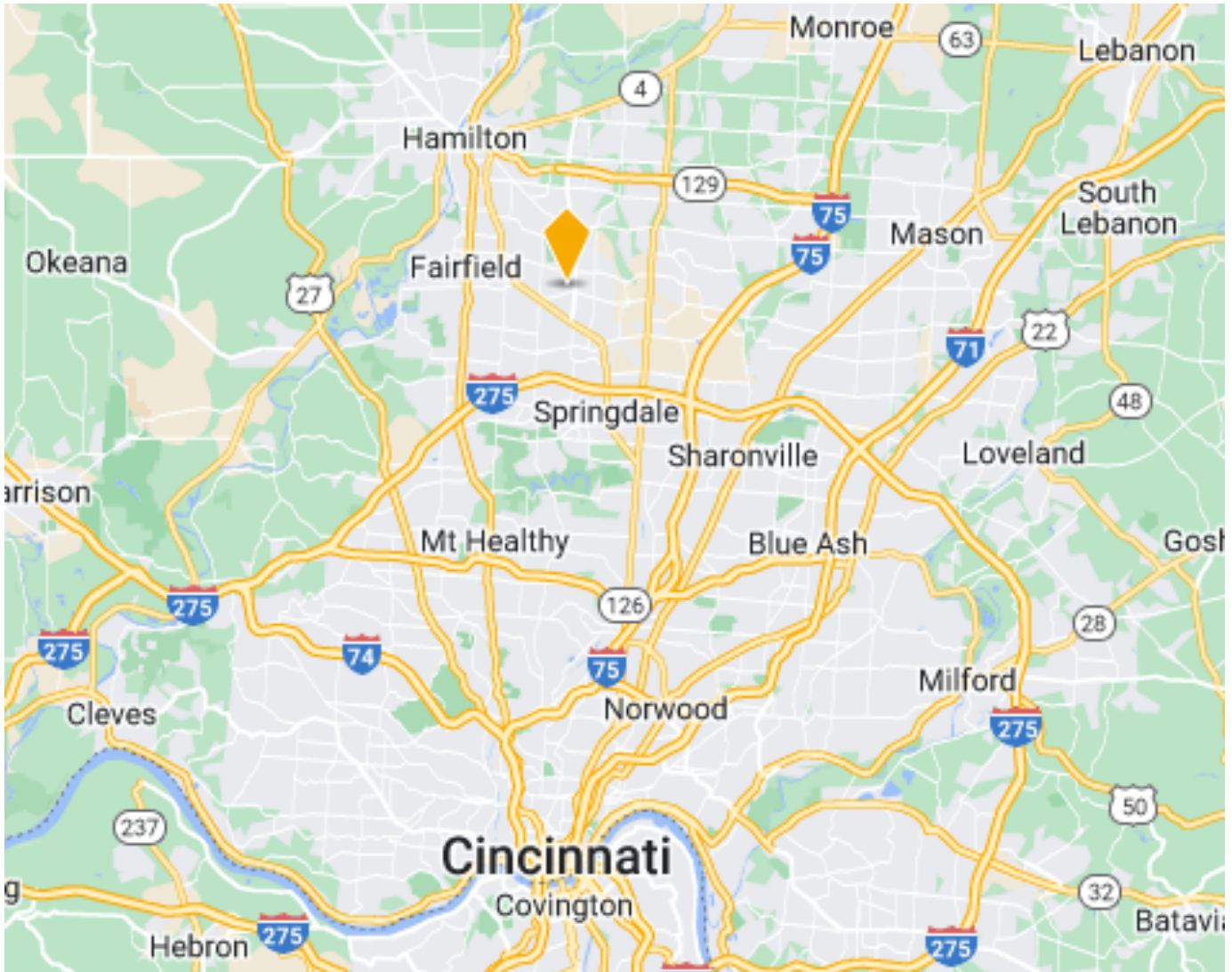
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STREET MAP

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