

3095 McBride Court | Hamilton, OH 45011

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



Building Highlights

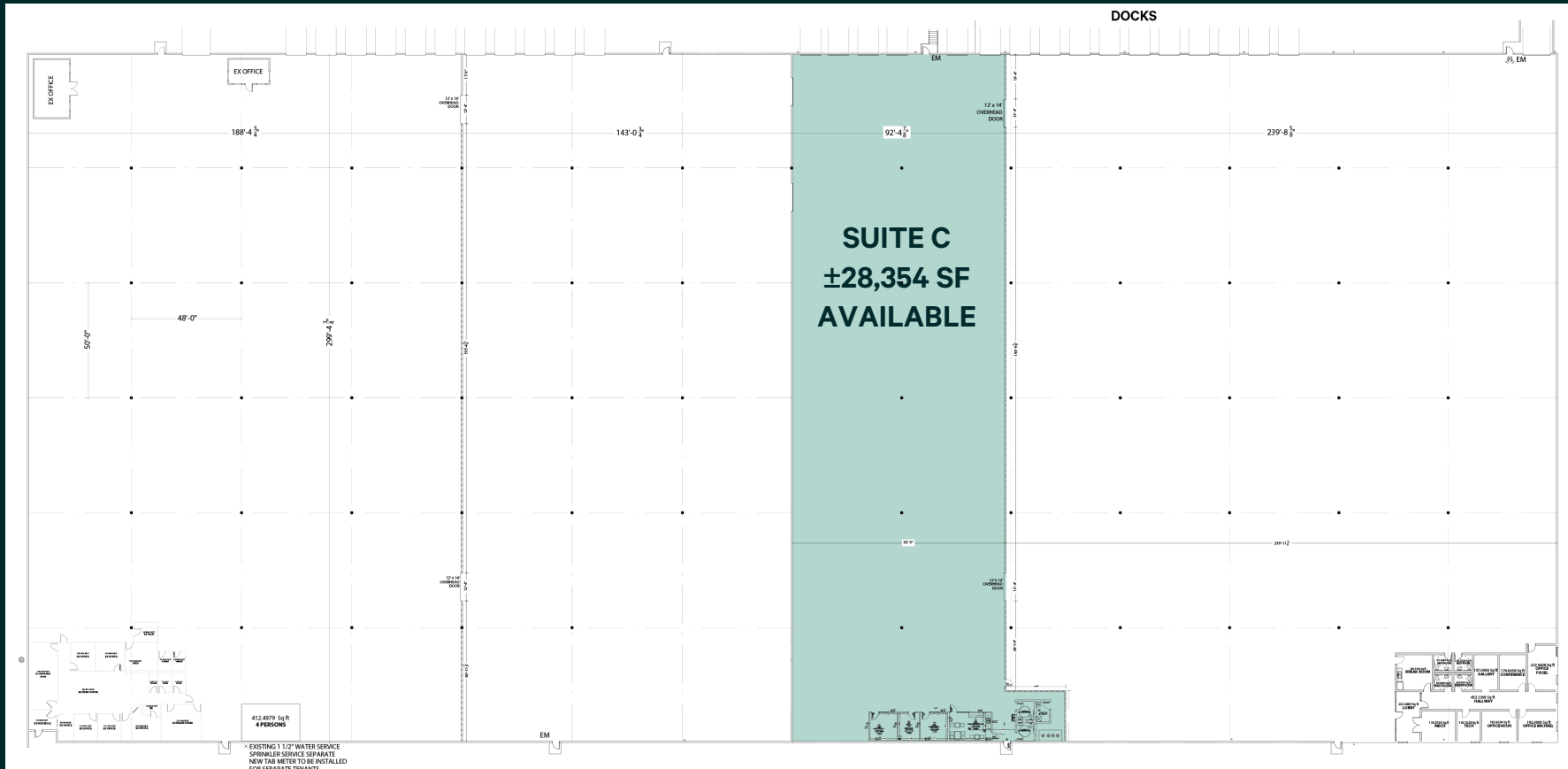
Total Building SF	200,000 SF
Available SF	28,354 SF
Column Spacing	48' x 50'
Clear Height	28'
Truck Court	119'
Power	480 Volt 200 AMP 3-Phase
Construction	Insulated Concrete Tilt-up
Floor	6" Reinforced Concrete
Heat	Gas Suspended Heaters
Lighting	LED
Sprinkler	ESFR
Year Built	2000 2006
Lease Rate	<ul style="list-style-type: none">\$6.00 SF NNN\$2.03 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

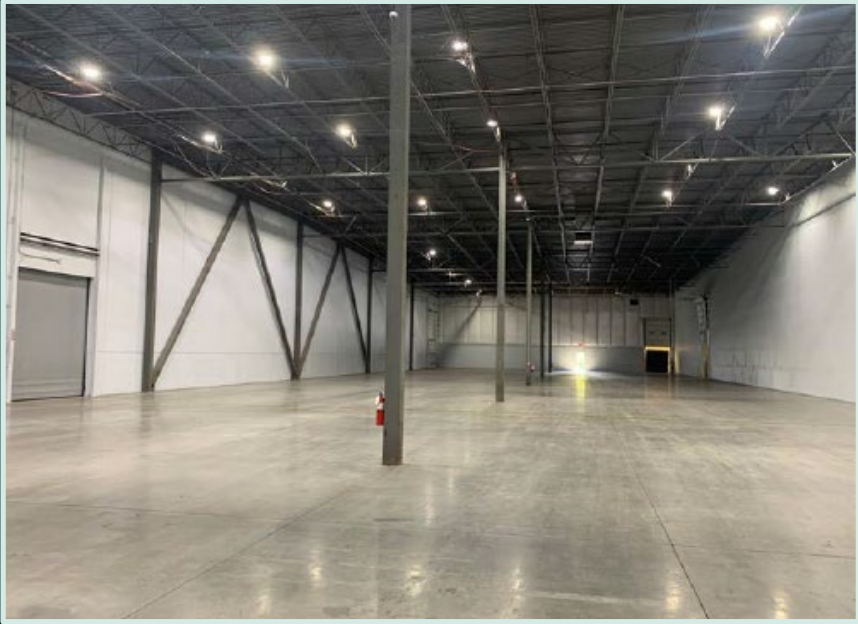
Space Highlights



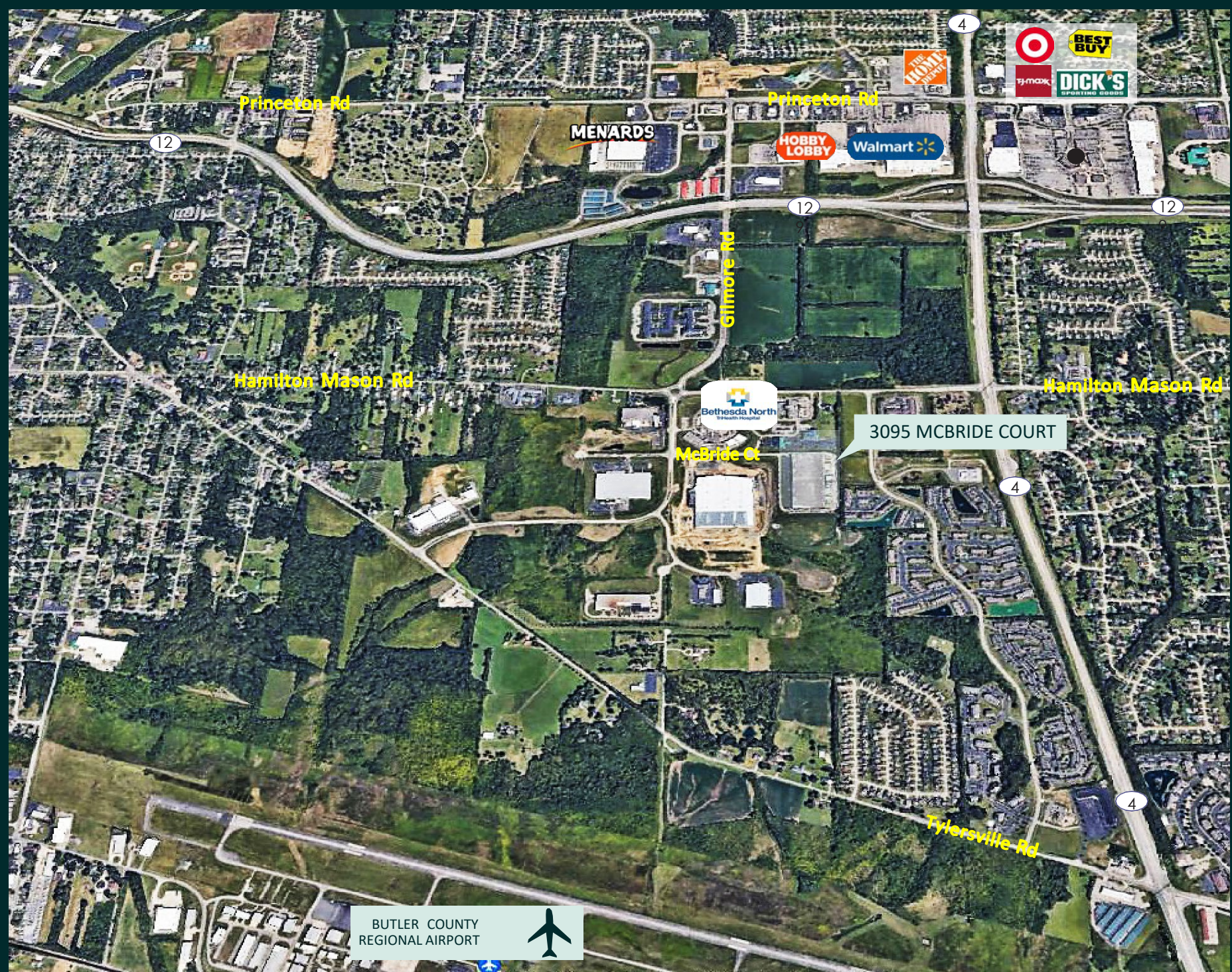
Suite C Details

Available SF	28,354 SF
Office SF	750 SF Office Space With Breakroom & 2 ADA Restrooms
Dock(s)	3 @ 10' x 10' With 35,000 LB. Levelers & Seals
Drive-in	12' x 14'

Suite C Photos



Site Aerial



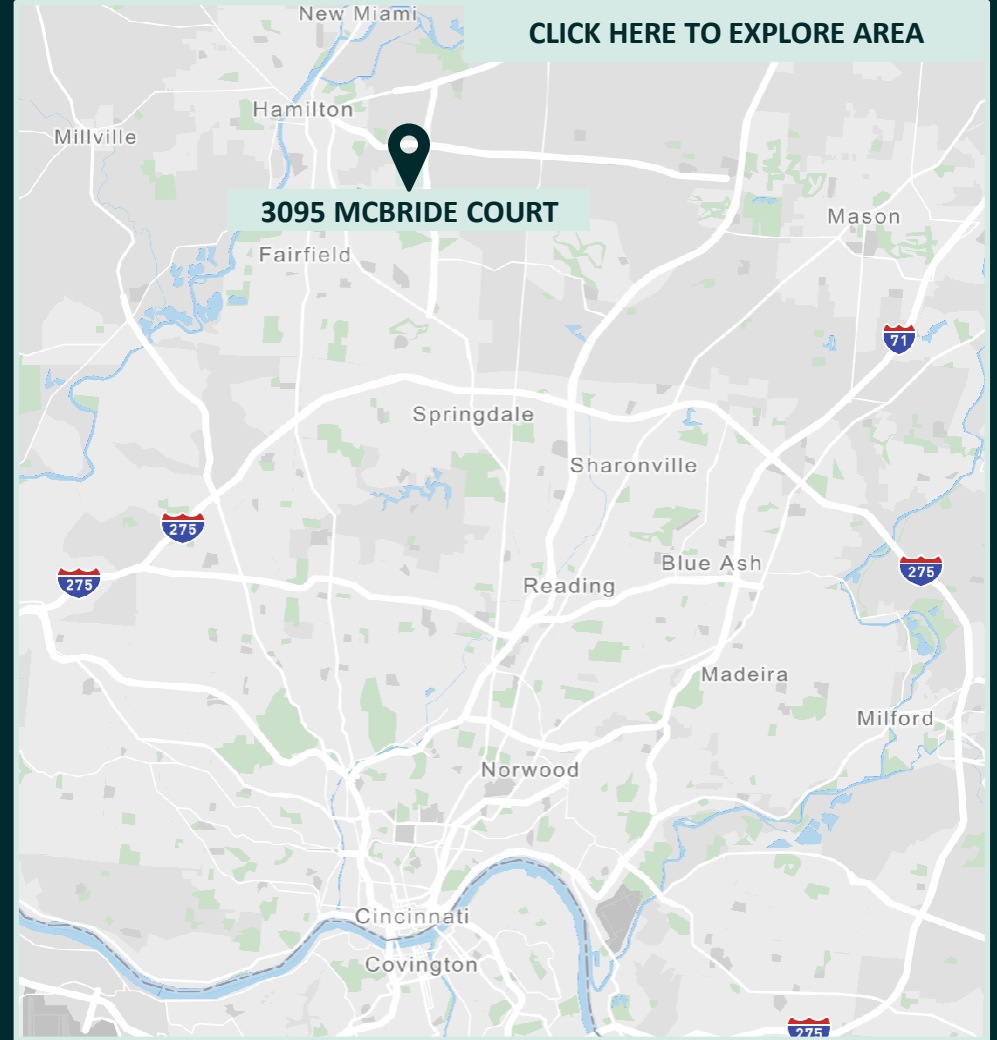
FRONT



REAR



[CLICK HERE TO EXPLORE AREA](#)



Contact Us

ROBERT BUNTON, SIOR

Vice President

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robert.bunton@cbre.com

BEAU NIMER, SIOR

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