

FOR LEASE

3865 Symmes Rd,
Hamilton, Ohio



Presented by
Surya Basava
PLUM TREE REALTY

Prime Industrial Space Available for Lease at 3865 Symmes Road, Fairfield, Ohio Offering 22,832 SF of flexible industrial space, this free-standing facility is ideal for a range of industrial applications. Located in Fairfield, Butler County, and zoned M-2 (General Industrial), the property features 21,152 SF of warehouse space and 1,680 SF of office space. The office area is thoughtfully designed, including a 500 SF call center perfect for administrative tasks, customer support, or team collaboration. It also includes dedicated office restrooms, providing convenience and comfort for staff.

The industrial portion features four loading docks (two 9' x 10' and two 8' x 10' with levelers) and a 14' x 14' drive-in door for seamless logistics. The facility boasts heavy power (480/277 volts, 3-phase), T-8 high-efficiency fluorescent lighting, and 100% heating and 100% air conditioning throughout office, ensuring a productive and comfortable work environment.

With a clear height of 20' – 22', the warehouse offers ample vertical storage. Parking for 20+ vehicles is available on the 1.56-acre lot. Conveniently located near major highways, this property is an excellent choice for industrial operations with a professional office component.

Contact us today for more details!

BUILDING DETAILS

Total Building Size: 22,832 SF

Office Space: 1,680 SF, including a 500 SF call center

Warehouse Space: 21,152 SF, featuring:

- o **Clear Height:** 20' – 22'

- o **Loading Docks:** Four (4) docks—two (2) 9' x 10' and two (2) 8' x 10', all equipped
Drive-In Door: One (1) 14' x 14' drive-in door for easy access

Power Supply: Heavy power capacity of 480/277 volts, 3-phase

Lighting: T-8 high-efficiency fluorescent lighting throughout the facility

HVAC: 100% air-conditioned for optimal climate control

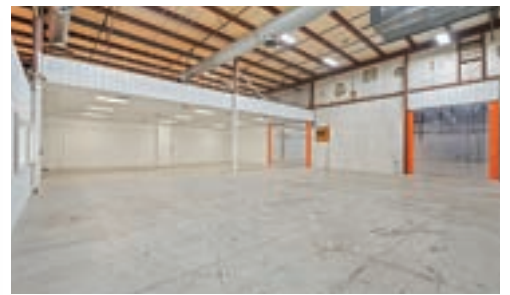
Parking: 20+ dedicated parking spaces

Land Area: 1.56 acres, providing ample space for operations and expansion

Zoning: M-2; General Industrial

Year Built: Constructed in 1992, with an addition in 1998

Construction Type: Pre-engineered metal building for durability and efficiency



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