



2175 SCHLICHTER DR.

HAMILTON, OH 45015

AVAILABLE FOR LEASE

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PROPERTY HIGHLIGHTS



48,130 SqFt Available

- Located in City of Hamilton minutes to I-275, I-75, and SR-129
- Bridge crane served with 20-ton and 30-ton bridge cranes pendant operated with 84' span and 26' hook height
- Clear span layout with oversized drive-in doors (28'x25', 14'x14', 10'x12')
- Surplus outdoor storage up to 5+ acres
- 480-volt, 3-phase, 3,000 amps
- Zoning: City of Hamilton I-1
- Available 4/1/2026
- Lease Rate: \$7.50/SqFt NNN + \$1.00/SqFt property taxes / insurance + CAM + utilities



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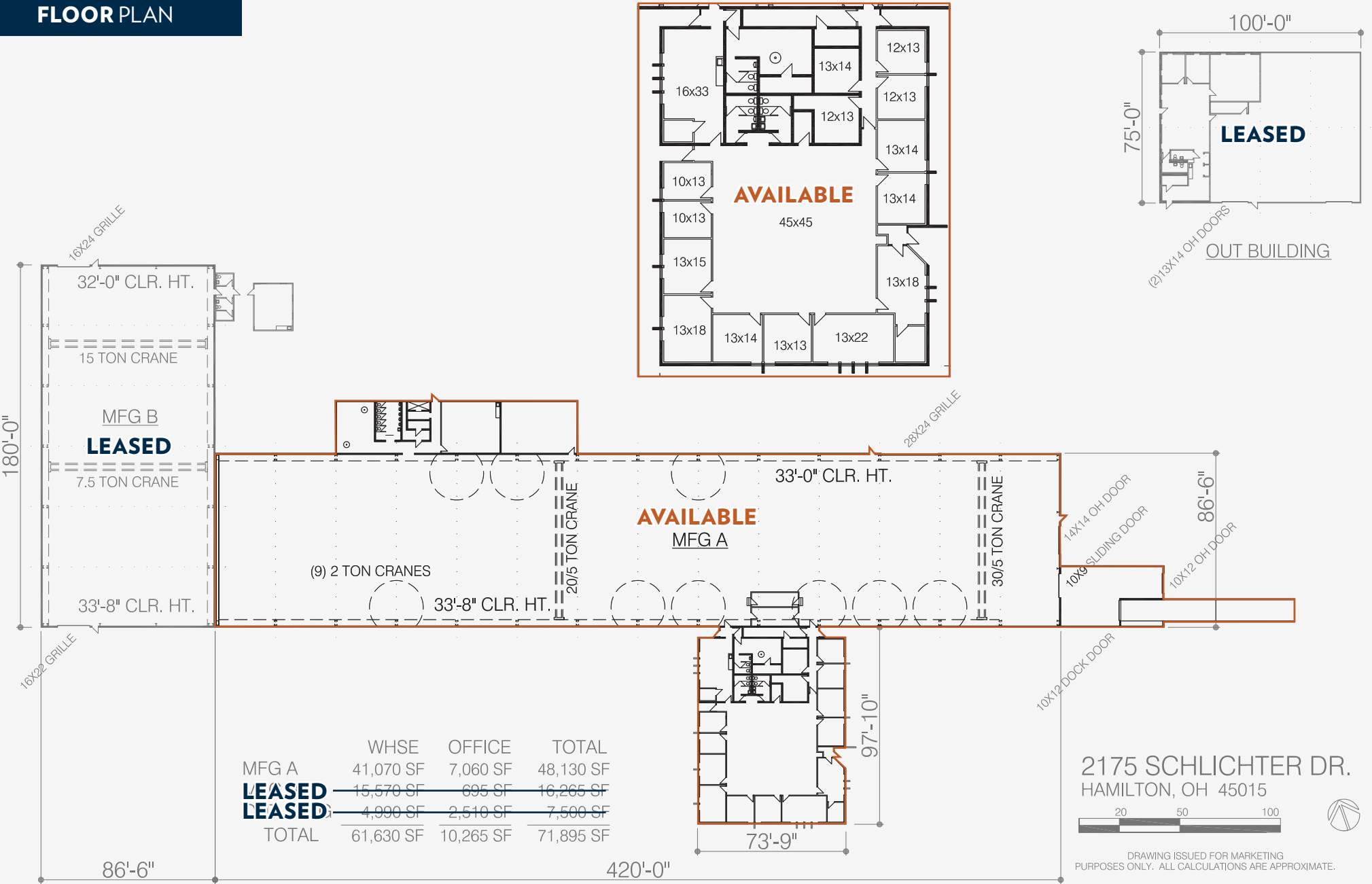
PROPERTY DETAILS

Total SqFt:	48,130
Warehouse SqFt:	41,070
Office SqFt:	7,060
Acreage:	14.91 acres
Clear Height:	33'
Year Built:	1974
Type Construction:	Concrete and Metal
Lighting:	LED's
Column Spacing:	Clear span
Dock door:	One (1) - 10'x12' with mechanical pit leveler
Drive-in door:	Three (3); 10'x12, 14'x14', and 28'x25'
Bridge Cranes:	One (1) - 5 & 20-ton pendant operated with 84' span and One (1) 5 & 30-ton pendant operated with 84' span. Nine (9) 2-ton Gorbel jib cranes
Bridge Cranes Hook Height:	Both cranes with 26' hook height
Sprinkler:	None
Electrical Service:	480-volt, 3-phase, 3,000 amps - Bus duct throughout
Heat:	Natural gas-fired heaters
Roof:	Rubber membrane
Truck Court:	Asphalt and concrete
Parking Lot:	Asphalt 25+ spaces and expandable
Restrooms:	One (1) set in office and One (1) locker room in warehouse
Butler County Parcel I:	M5620050000004
Butler County Parcel II:	M5620050000003
Butler County Parcel III:	M5620050000002

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FLOOR PLAN



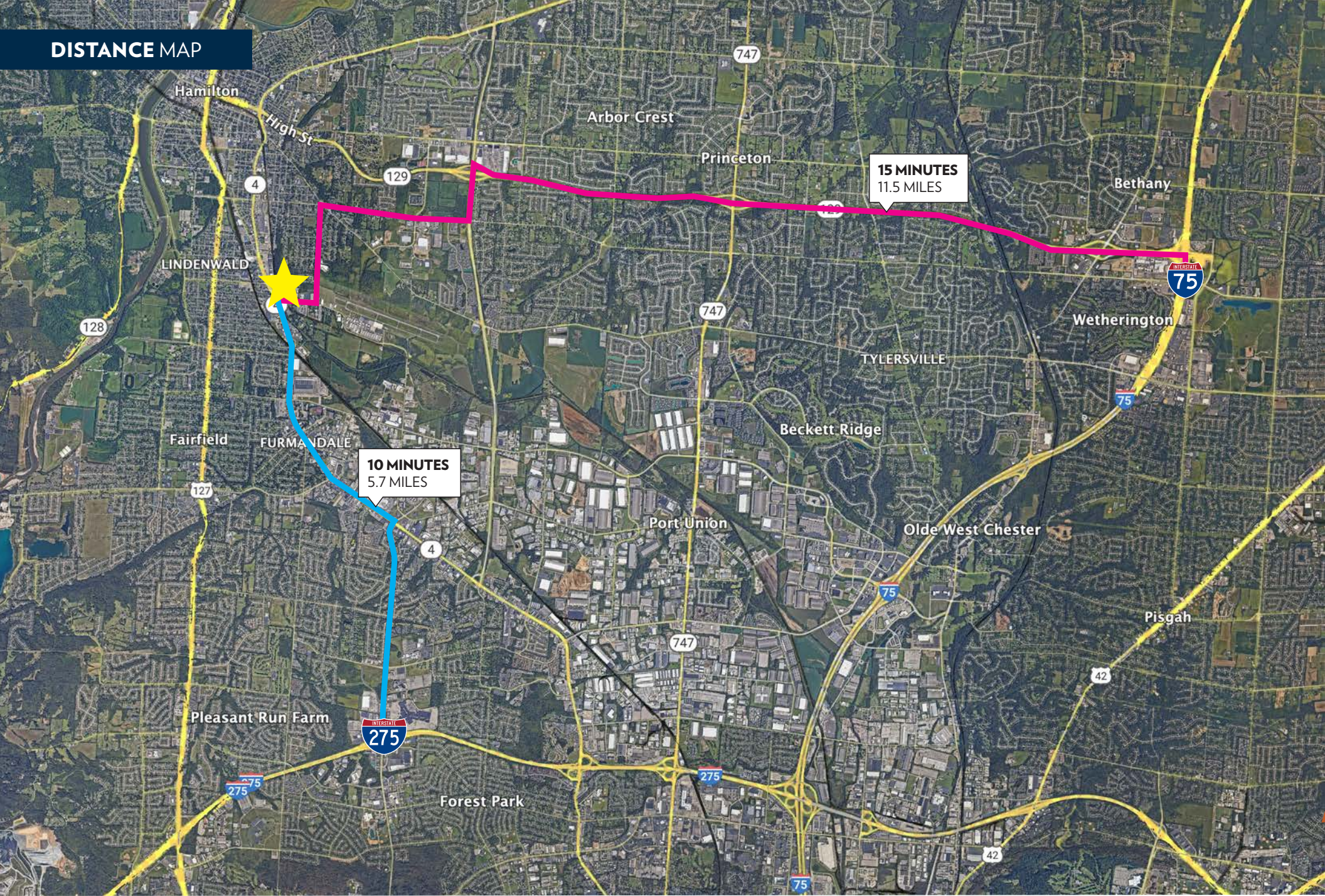
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DISTANCE MAP



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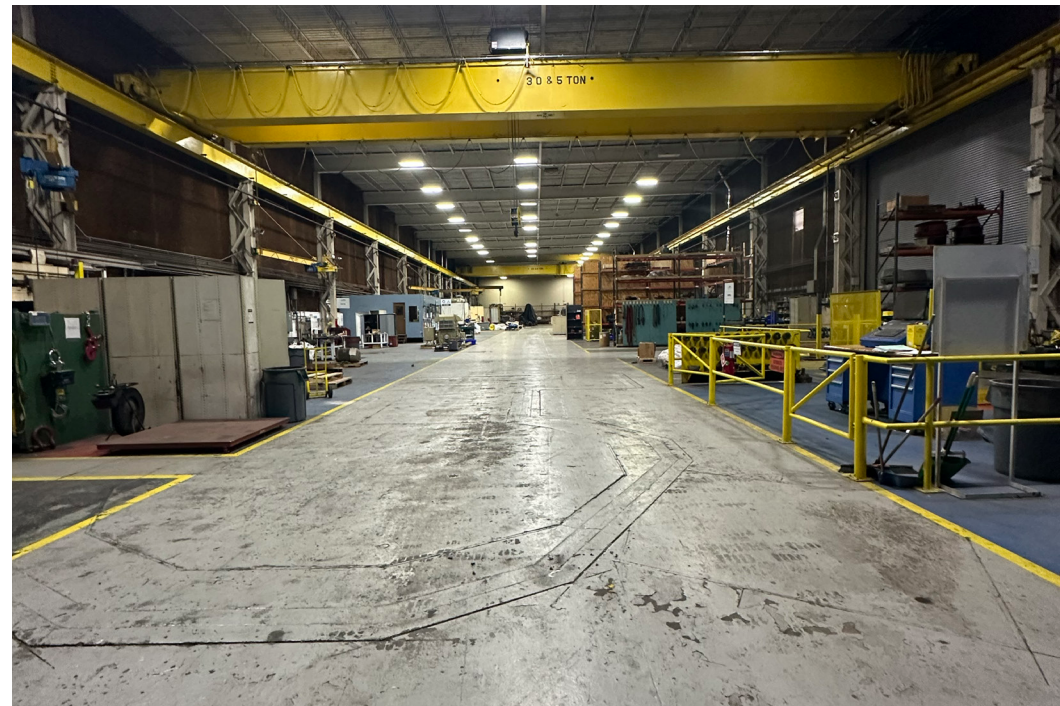


PARCEL OUTLINE



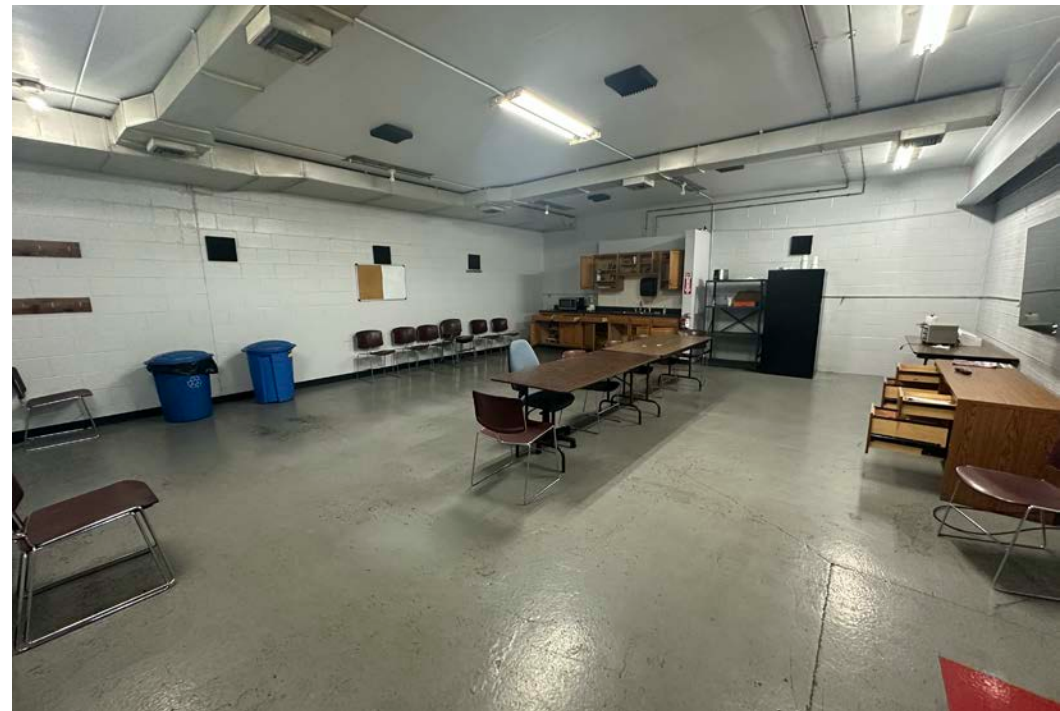
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