

Industrial | For Lease | 28,354 SF Available

CBRE

3095 McBride Court | Hamilton, OH 45011

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



Building Highlights

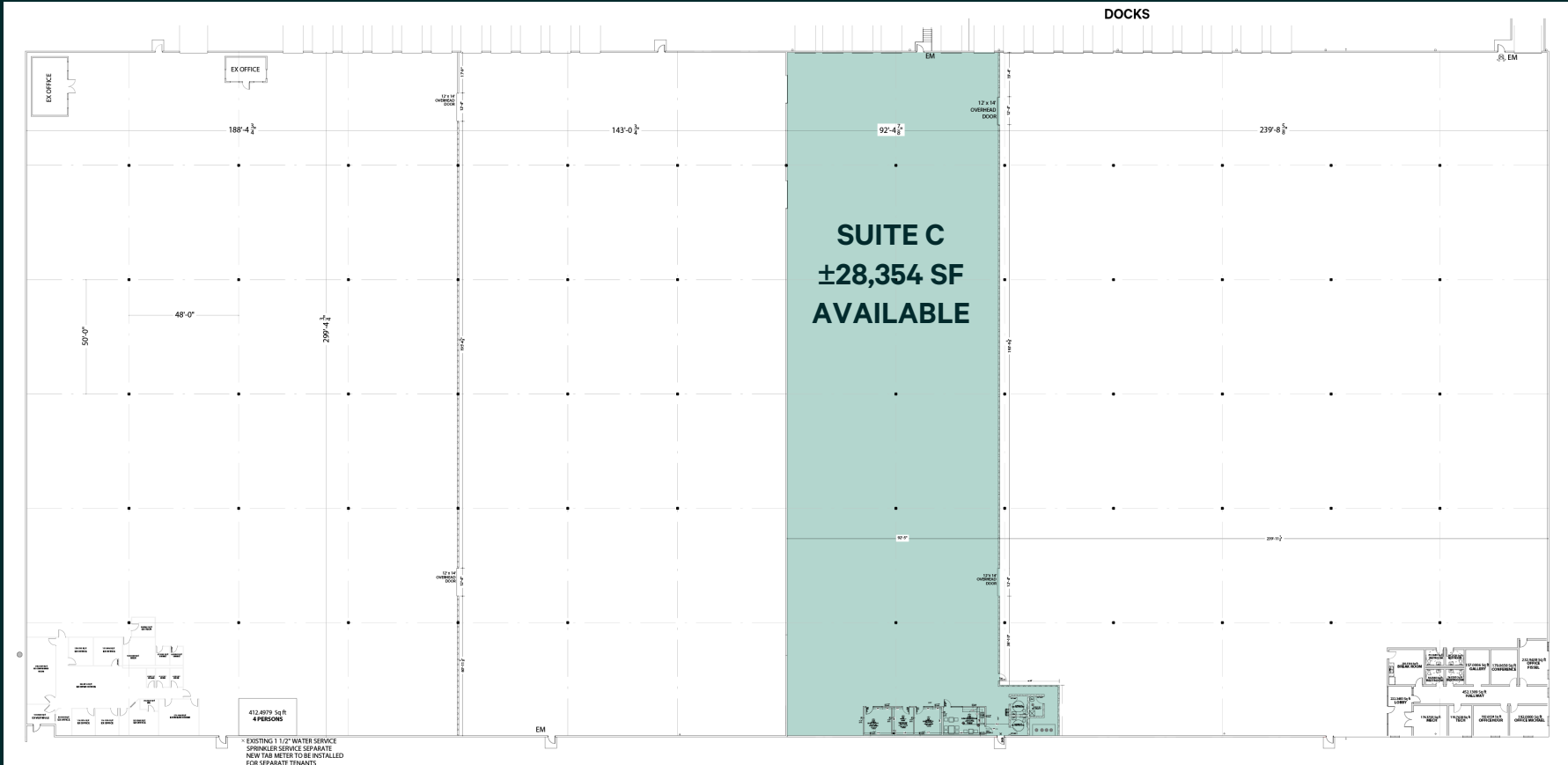
Total Building SF	200,000 SF
Available SF	28,354 SF
Column Spacing	48' x 50'
Clear Height	28'
Truck Court	119'
Power	480 Volt 200 AMP 3-Phase
Construction	Insulated Concrete Tilt-up
Floor	6" Reinforced Concrete
Heat	Gas Suspended Heaters
Lighting	LED
Sprinkler	ESFR
Year Built	2000 2006
Lease Rate	<ul style="list-style-type: none">\$5.75 SF NNN\$2.03 SF Est. OpEx CAM

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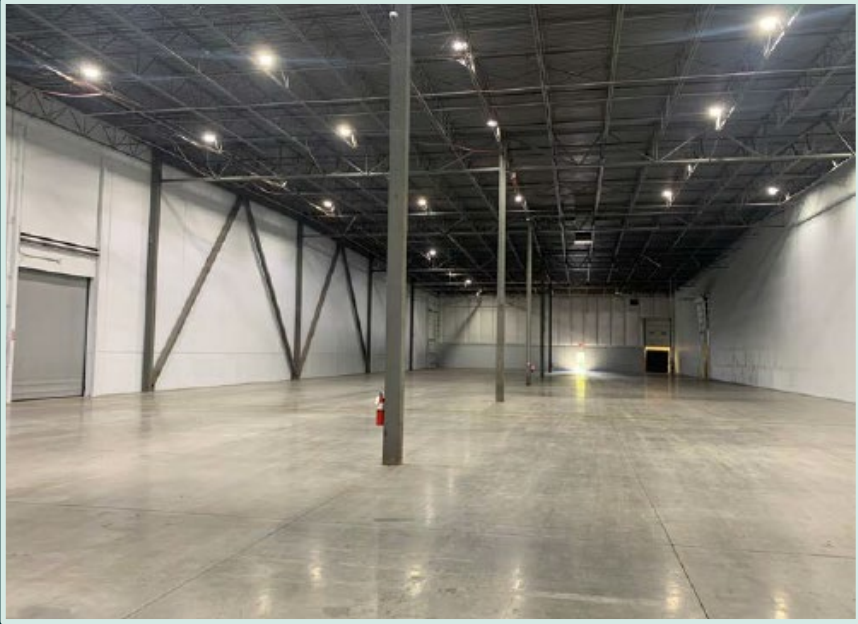
Space Highlights



Suite C Details

Available SF	28,354 SF
Office SF	750 SF Office Space With Breakroom & 2 ADA Restrooms
Dock(s)	4 @ 10' x 10' With 35,000 LB. Levelers & Seals
Drive-in	12' x 14'

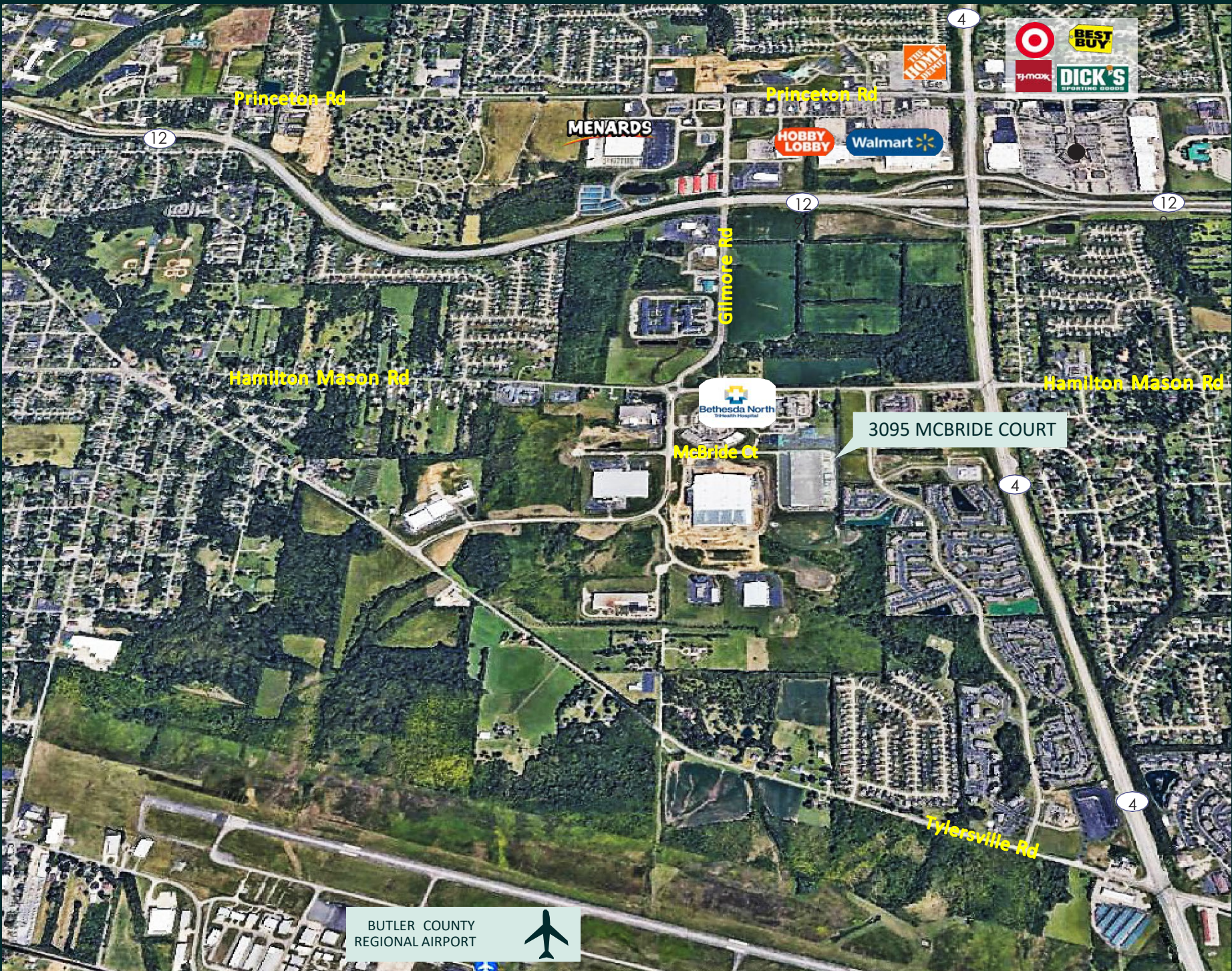
Suite C Photos



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FOR LEASE

Site Aerial



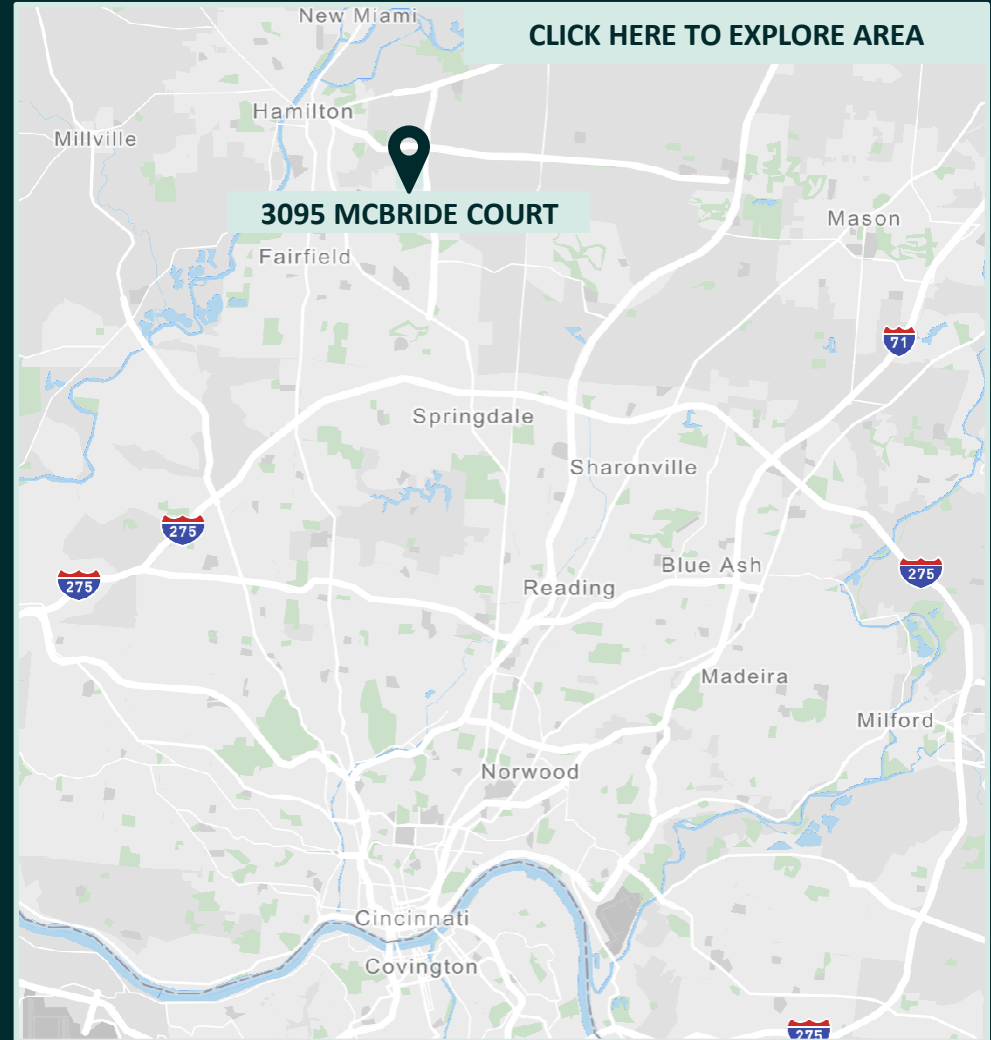
FRONT



REAR



[CLICK HERE TO EXPLORE AREA](#)



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