

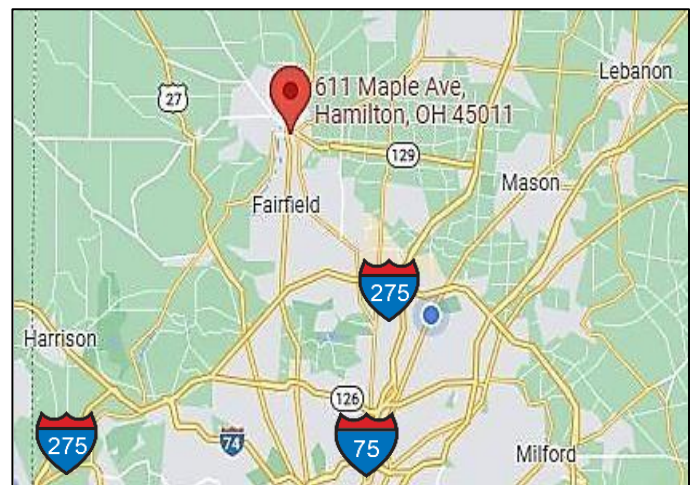
611 Maple Avenue
Hamilton, Ohio 45011

NEW LISTING!
**Showroom / Warehouse /
Industrial Space for Sale**



PROPERTY FEATURES:

- ❖ 8,200 SF total building
- ❖ Showroom/Office: 4,000 SF
- ❖ Warehouse: 4,200 SF (free span)
- ❖ Covered Storage Area: 896 SF (sprinklered)
- ❖ One (1) drive-in door (10'5" x 14')
- ❖ 14' clear height
- ❖ Fully sprinklered – dry system
- ❖ 1.3 Acre site
- ❖ Ample parking and/or outside storage
- ❖ Parcel #: P6441-019-000-071, 072, 073
- ❖ **Sale Price: \$738,000 (\$90 PSF)**



The information contained herein has been deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



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Property Specifications

LOCATION:	611 Maple Avenue Hamilton, Ohio 45011 (Butler County)
TOTAL SQUARE FOOTAGE:	8,200 SF Showroom/Office: 4,000 SF Warehouse: 4,200 SF – free span Covered Storage Area: 896 SF (Sprinklered)
LAND:	1.3 Acres
ZONING:	I-1; Limited Industrial Zoning District
DRIVE-IN DOOR:	One (1) 10'5" x 14"
CLEAR HEIGHT:	14'
CONSTRUCTION:	Structural steel w/brick facade
YEAR BUILT:	1999
PARKING:	Ample parking and/or outside storage area
ROOF:	Five (5) year old roof
HEATING & AIR CONDITIONING:	Two (2) 5-ton and HVAC system in offices
GAS & ELECTRIC	3-Phase
LIGHTING:	LED lights
PARCEL NUMBER:	P6441-019-000-071, 072, 073
MISCELLANEOUS:	Fully sprinklered (dry system); insulated warehouse area; security system and cameras; outside drain; automatic lift gate; two (2) restrooms
SALE PRICE:	\$738,000 (\$90 PSF)



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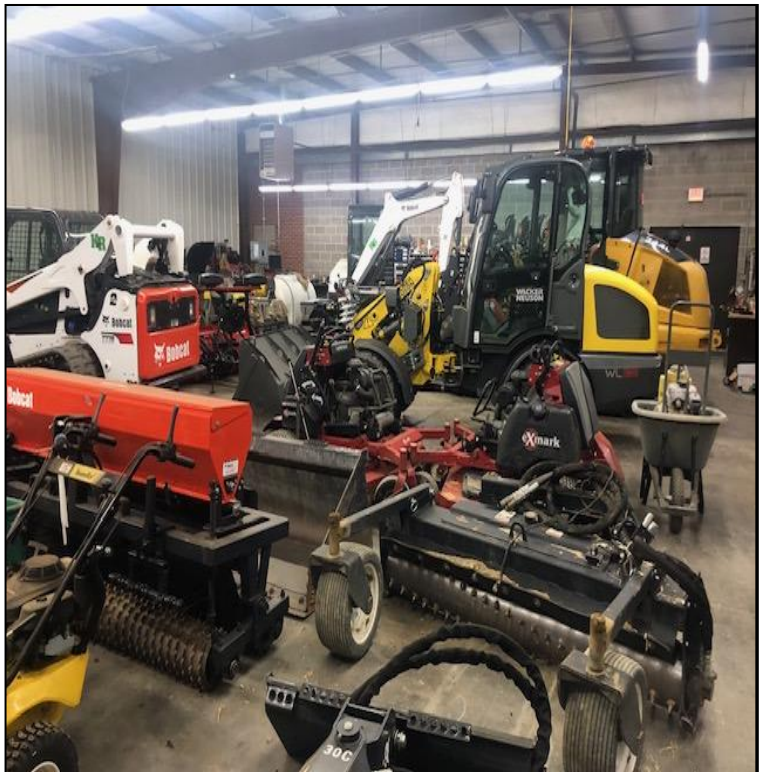
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Aerial View



For more information
please contact:



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