

FOR LEASE OR SALE

3035 SYMMES ROAD

HAMILTON, OH 45011



LOCATION	City of Hamilton
ACRES	1.98 Acres
AVAILABLE SIZE	8,080 SF
WAREHOUSE SIZE	±4,900 SF
OFFICE SIZE	±2,100 SF
MAINTENANCE BAY	1,080 SF
YEAR BUILT	1965
ZONING	I-2
CLEAR HEIGHT	10' - 14'
ROOF	Rubber Membrane & Metal
CONSTRUCTION	Office - Brick & Block Warehouse -Preengineered Metal

DOCKS	(3) Dock Doors
DRIVE-INS	(2) Drive-in Doors
PARKING	±25 Trailer Spots
UTILITIES	
ELECTRIC	www.hamilton-oh.gov
GAS	www.hamilton-oh.gov
WATER	www.hamilton-oh.gov
SEWER	www.hamilton-oh.gov
TAXES (2025)	\$7,406.35/SF (Based on assessed value \$370,140)
SALE PRICE	\$1,550,000 (\$191.83)
LEASE RATE	\$13.50/SF NNN

STREET VIEW



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GROUND PHOTOS



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AERIAL PHOTOS



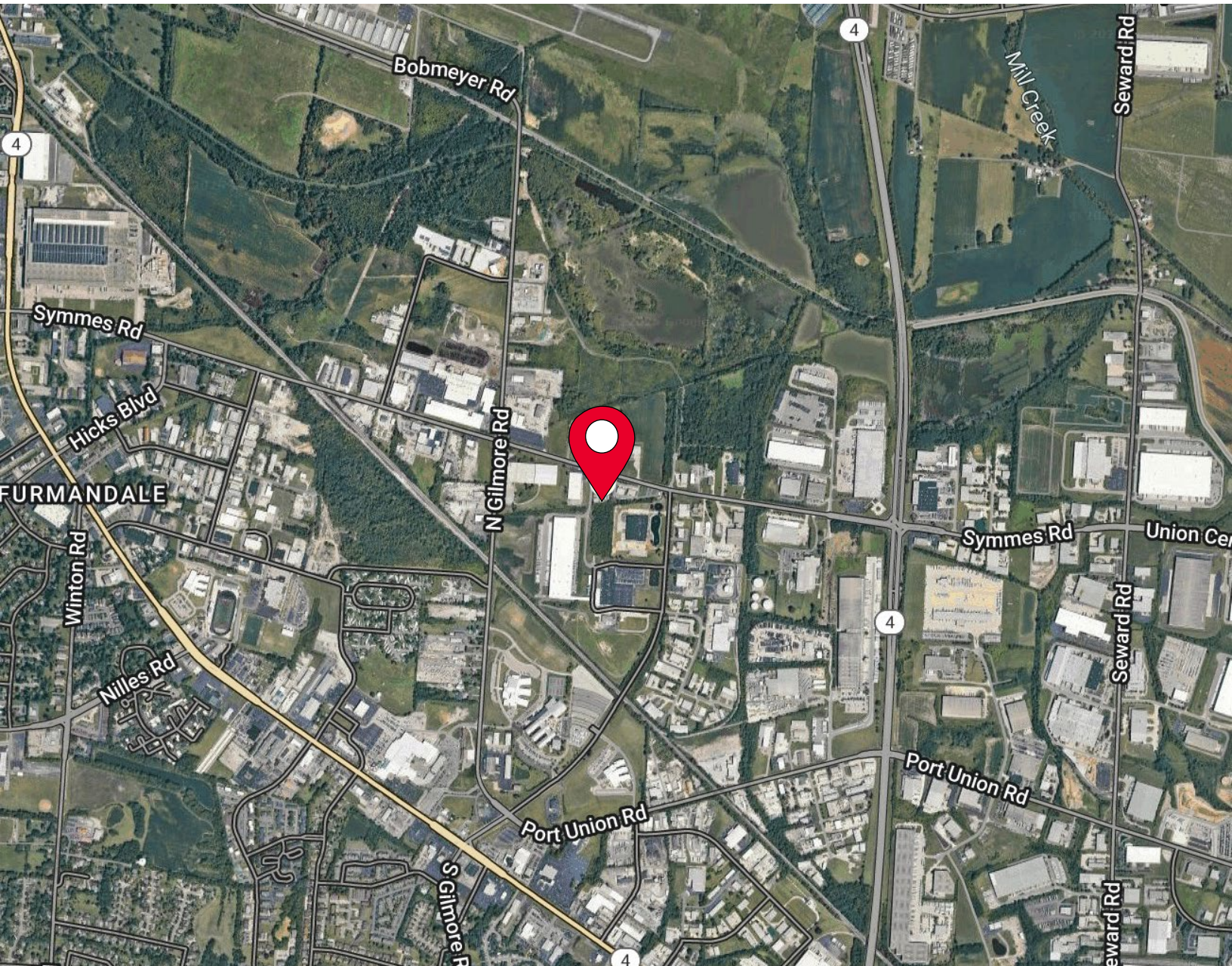
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AERIAL LOCATION



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