

FOR SALE

25 STANDEN DRIVE

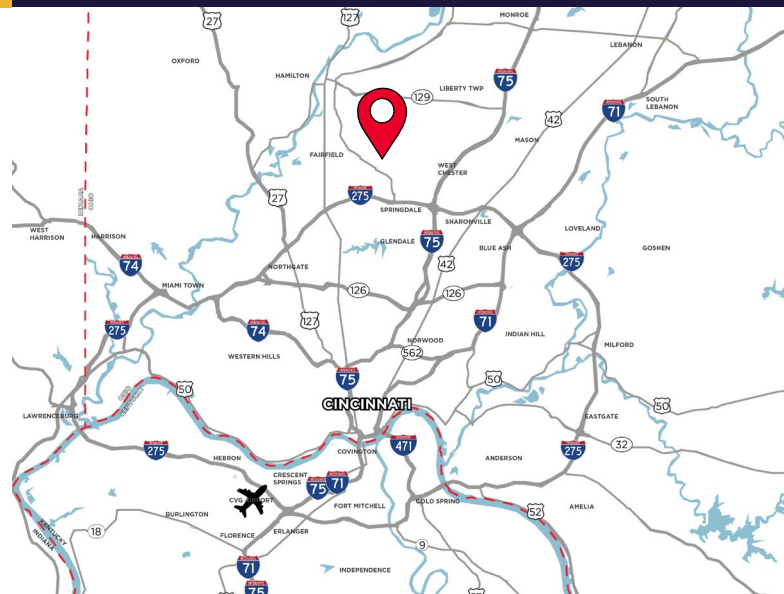
HAMILTON, OH 45015



17,600 SF ON 1.86 ACRES

SALE PRICE: \$2,050,000

- 17,600 SF Total
- 3,600 SF Office
- 14,000 SF Warehouse/Manufacturing
- (1) Dock Door
- (2) Drive-in Doors
- 14' - 15' Clear Height
- Air Lines
- 1.86 Acres
- Expansion/Outside Storage Area



For more information, contact:

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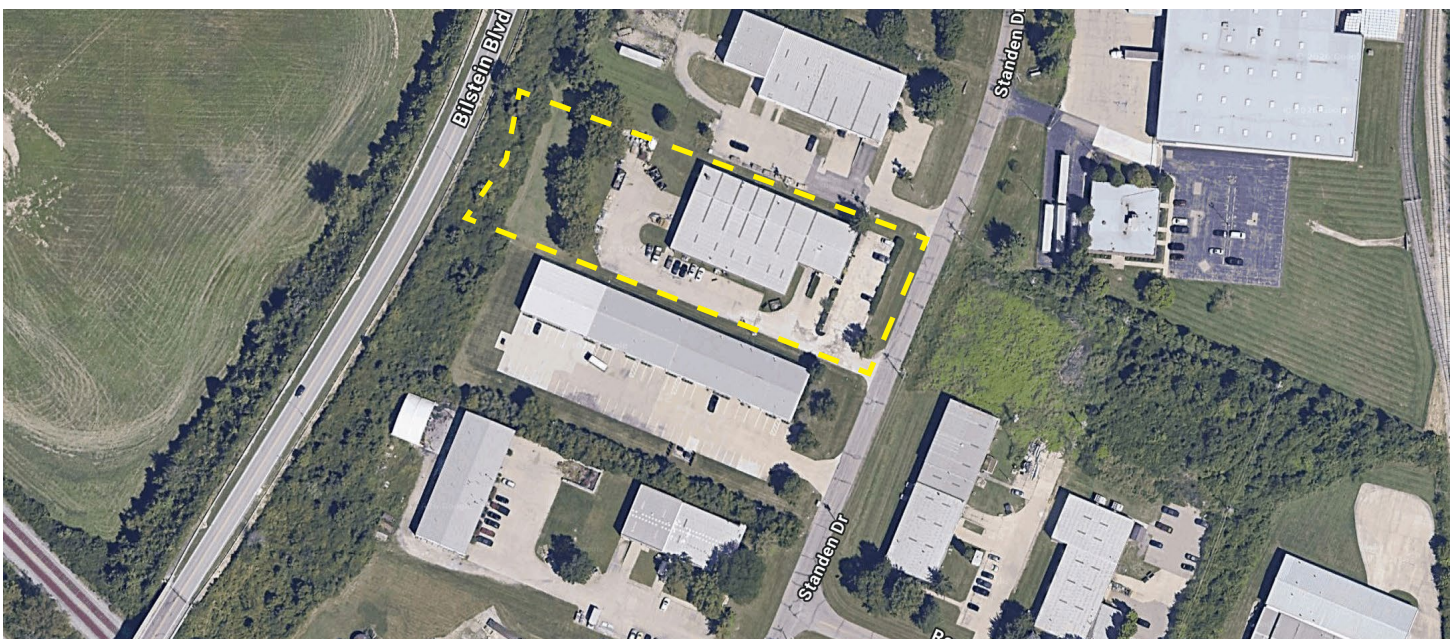
HAMILTON, OH 45015



LOCATION	City of Hamilton/ Butler County
ACRES	1.86 Acres
TOTAL BUILDING	17,600 SF
WAREHOUSE SIZE	14,000 SF
OFFICE SIZE	3,600 SF
YEAR BUILT	1984
CLEAR HEIGHT	14' - 15'
COLUMN SPACING	20'x30', 20'x40', 25'x30', 25'x40'
BUILDING WIDTH	100' - 3 Bays; 2 @ 30', 1 @ 40'
HVAC	100% Office Gas fired heaters in whs.
LIGHTING	Strip LED
ROOF	Pitched Metal Roof
CONSTRUCTION	Metal

DOCKS	(1) Dock; 8'x9'
DRIVE-INS	(2) Drive-ins; 12'x12' & 12'x14'
POWER	400 Amps @ 480V, 240V & 208V, 3 Phase (est.)
SPRINKLER	None
UTILITIES	
ELECTRIC/GAS	www.hamilton-oh.gov (513) 785-7450
WATER/SEWER	www.hamilton-oh.gov (513) 785-7430
PROPERTY INFO	
COUNTY VALUE	\$891,280
ANNUAL TAXES	\$14,479
PARCEL ID	P6461-065.000-010
MISC.	» Shop office/Kitchen = 1,600 SF » Mezzanine = 6,600 SF (not included in bldg. SF) » 1/3 acre undeveloped » Skylights

AERIAL



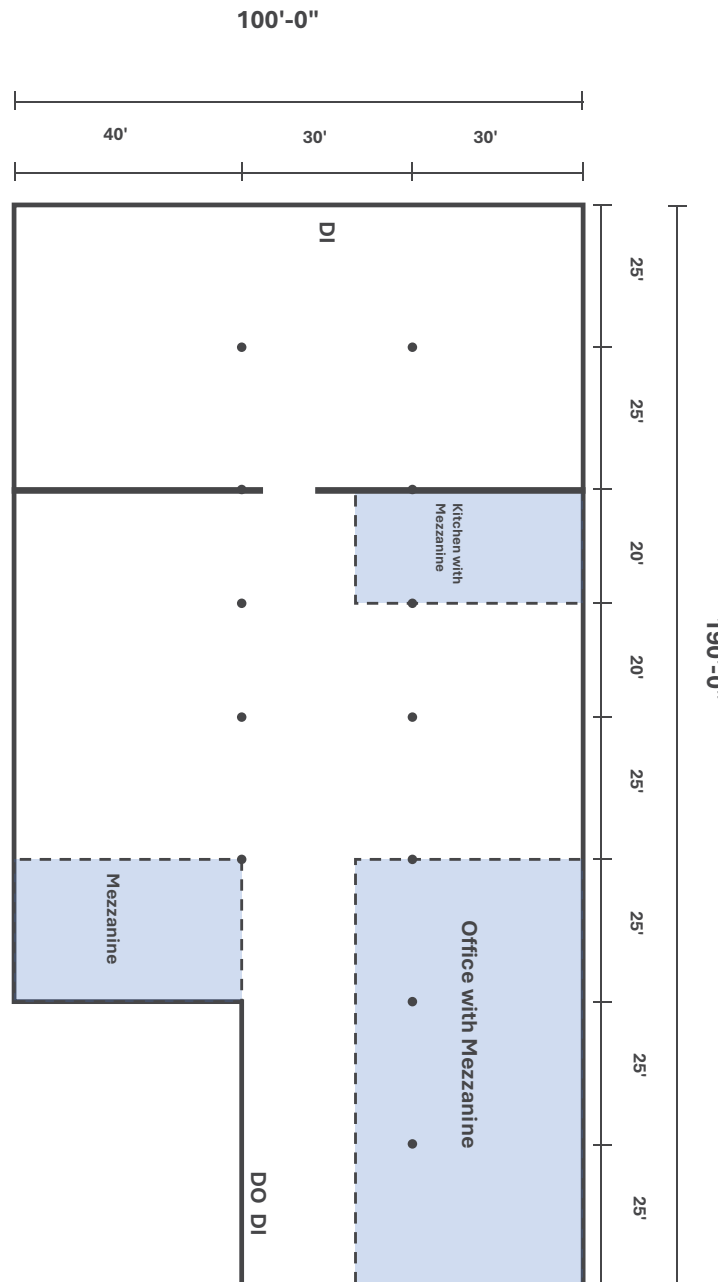
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FLOOR PLAN



- Not to scale
- Dimensions are estimated

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AERIAL PHOTOS



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EXTERIOR PHOTOS



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INTERIOR PHOTOS



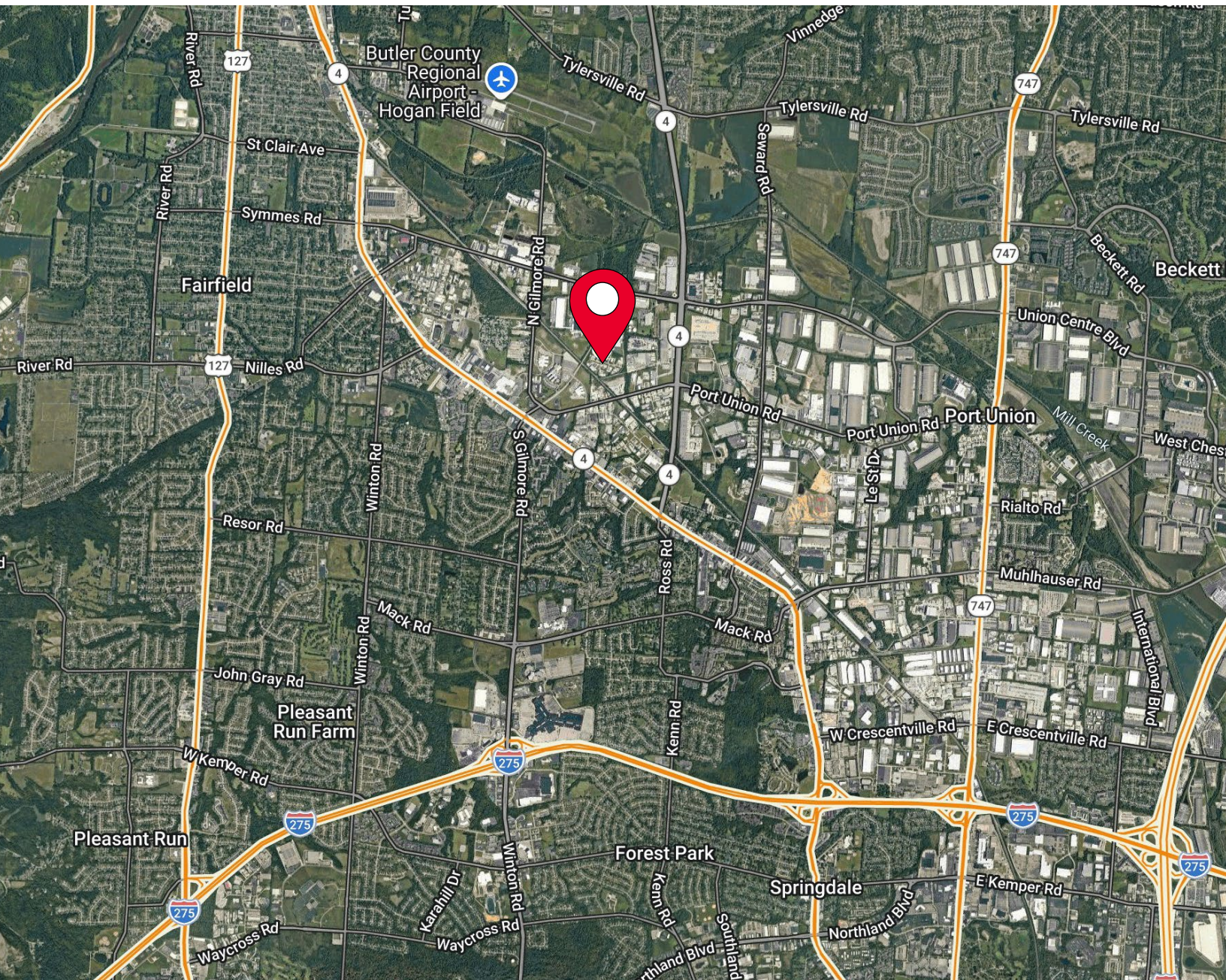
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AERIAL LOCATION



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