FOR LEASE

8550 BILSTEIN BLVD.

HAMILTON, OH 45015

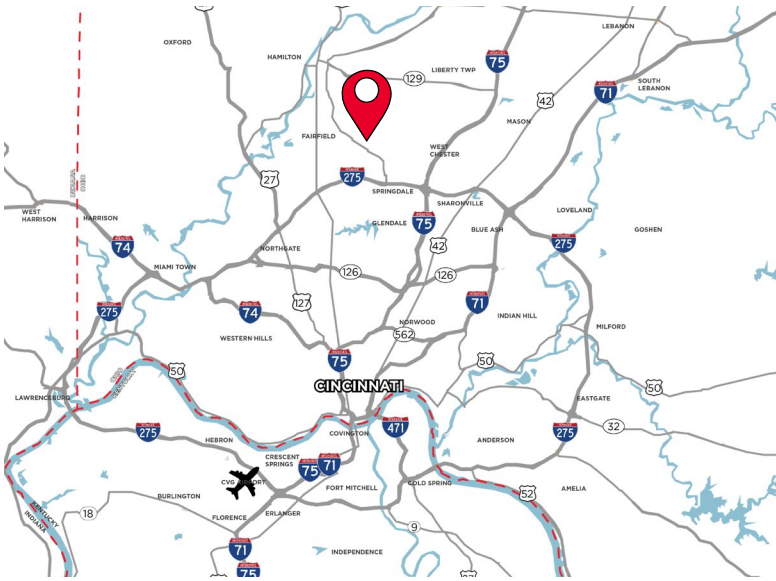
CUSHMAN & WAKEFIELD



FREESTANDING BUILDING

LEASE RATE: $8.95/SF NNN

- ±6,000 SF Total
- 3,360 SF Warehouse
- 2,640 SF Office
- 0.98 Acre
- I-2 Zoning
- Outside Storage Potential



For more information, contact:

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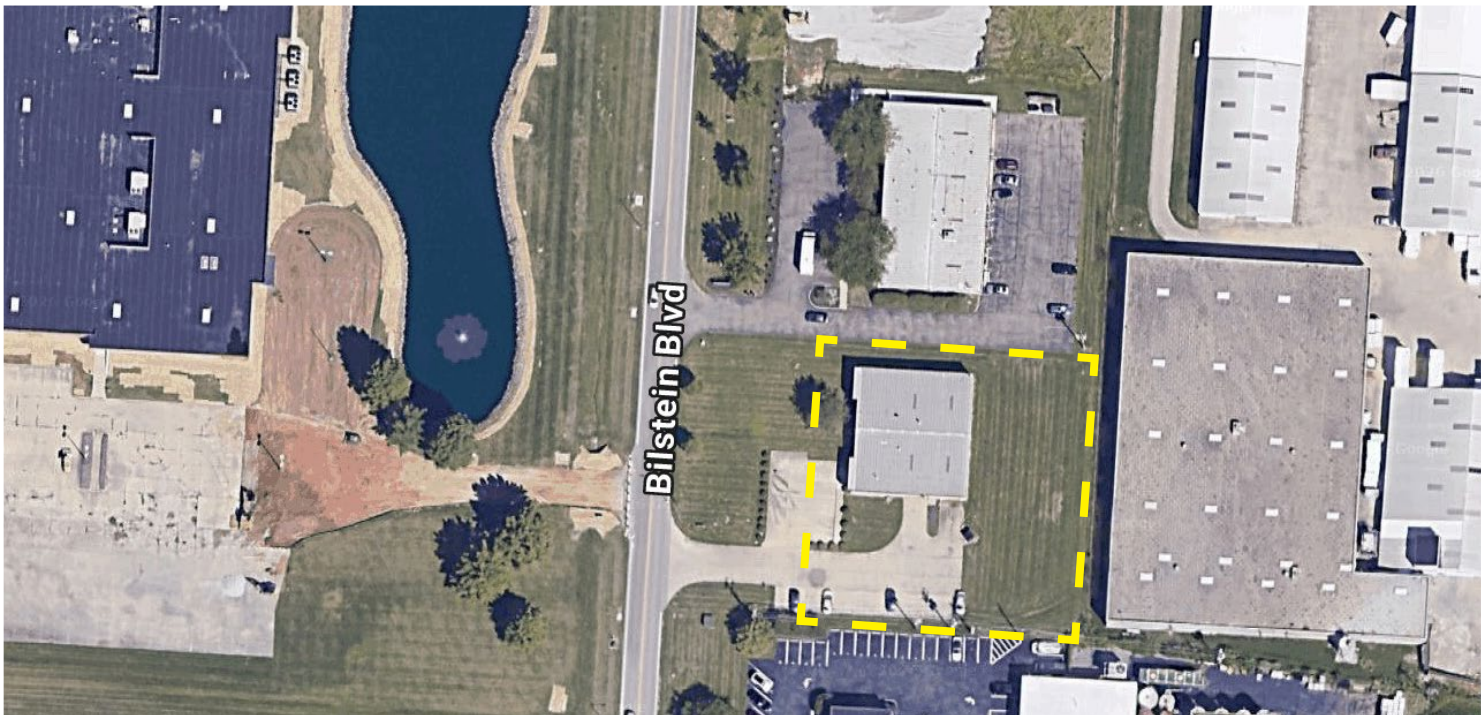
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LOCATION	City of Hamilton	DOCKS	(1) Dock Door w/ leveler, (8'x8')
ACRES	0.98 Acre	DRIVE-INS	(1) Drive-in Door, (12'x12')
AVAILABLE SIZE	±6,000 SF	PARKING	±22 Auto Spots
WAREHOUSE SIZE	±3,360 SF	UTILITIES	
OFFICE SIZE	±2,640 SF	ELECTRIC	www.hamilton-oh.gov
YEAR BUILT	1985	GAS	www.hamilton-oh.gov
ZONING	I-2 - Industrial	WATER	www.hamilton-oh.gov
HVAC	Gas-fired Unit Heaters	SEWER	www.hamilton-oh.gov
ROOF	Metal	OPEX	TBD

PROPERTY PARCEL



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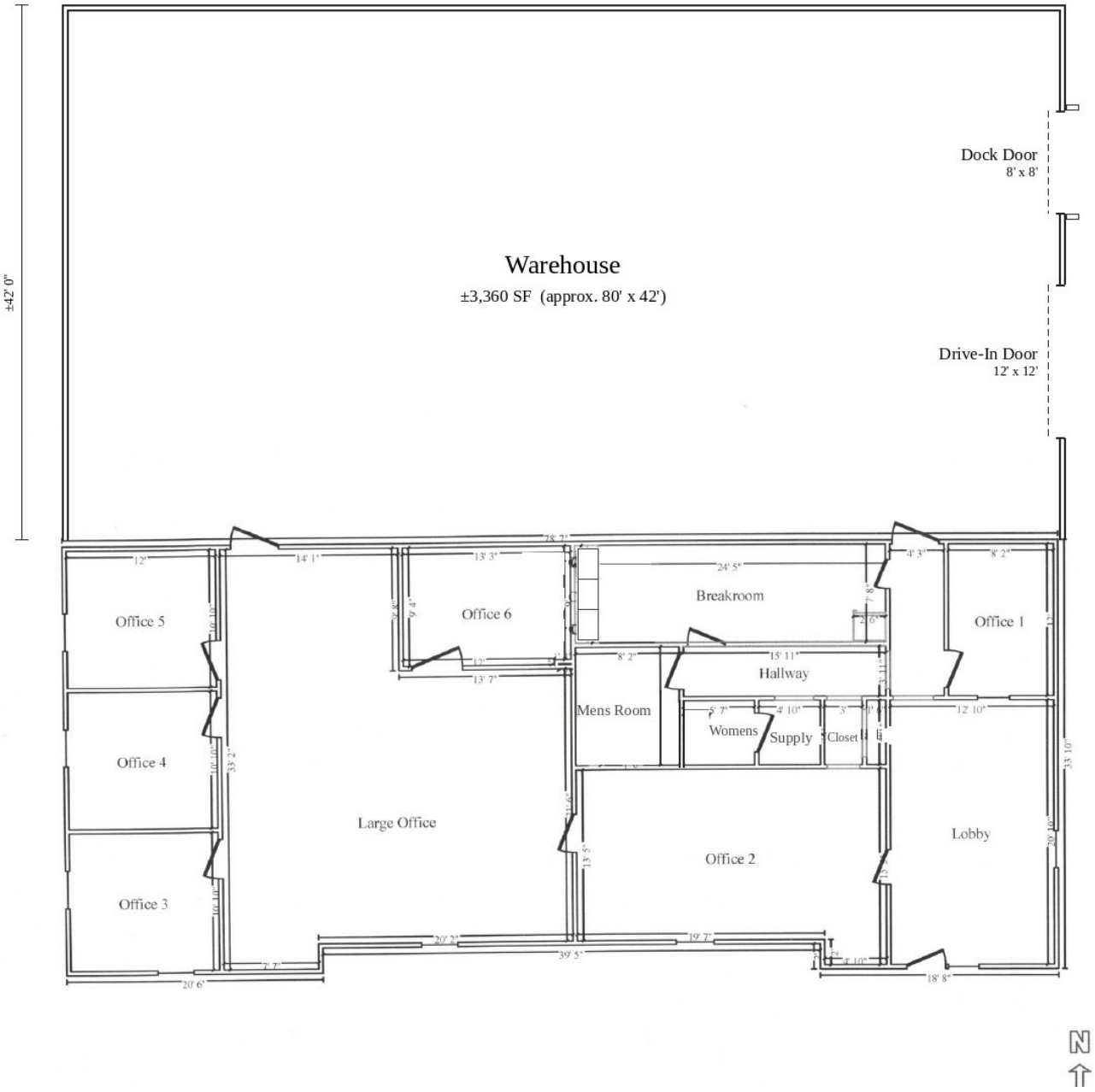
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FLOOR PLAN



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AERIAL PHOTOS













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BUILDING PHOTOS

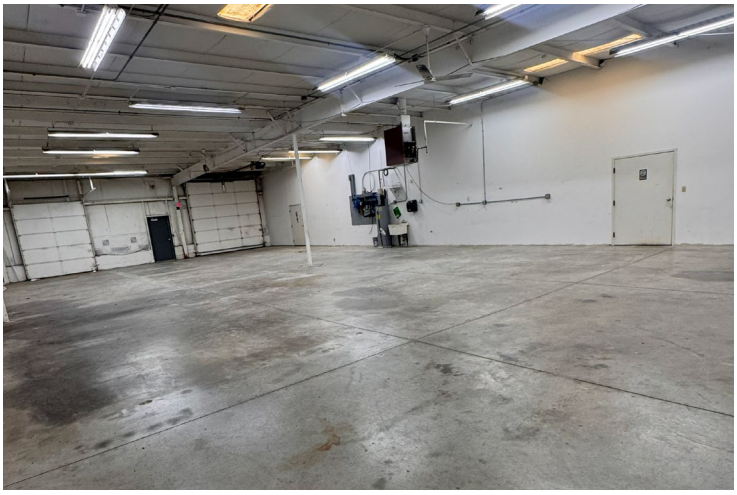












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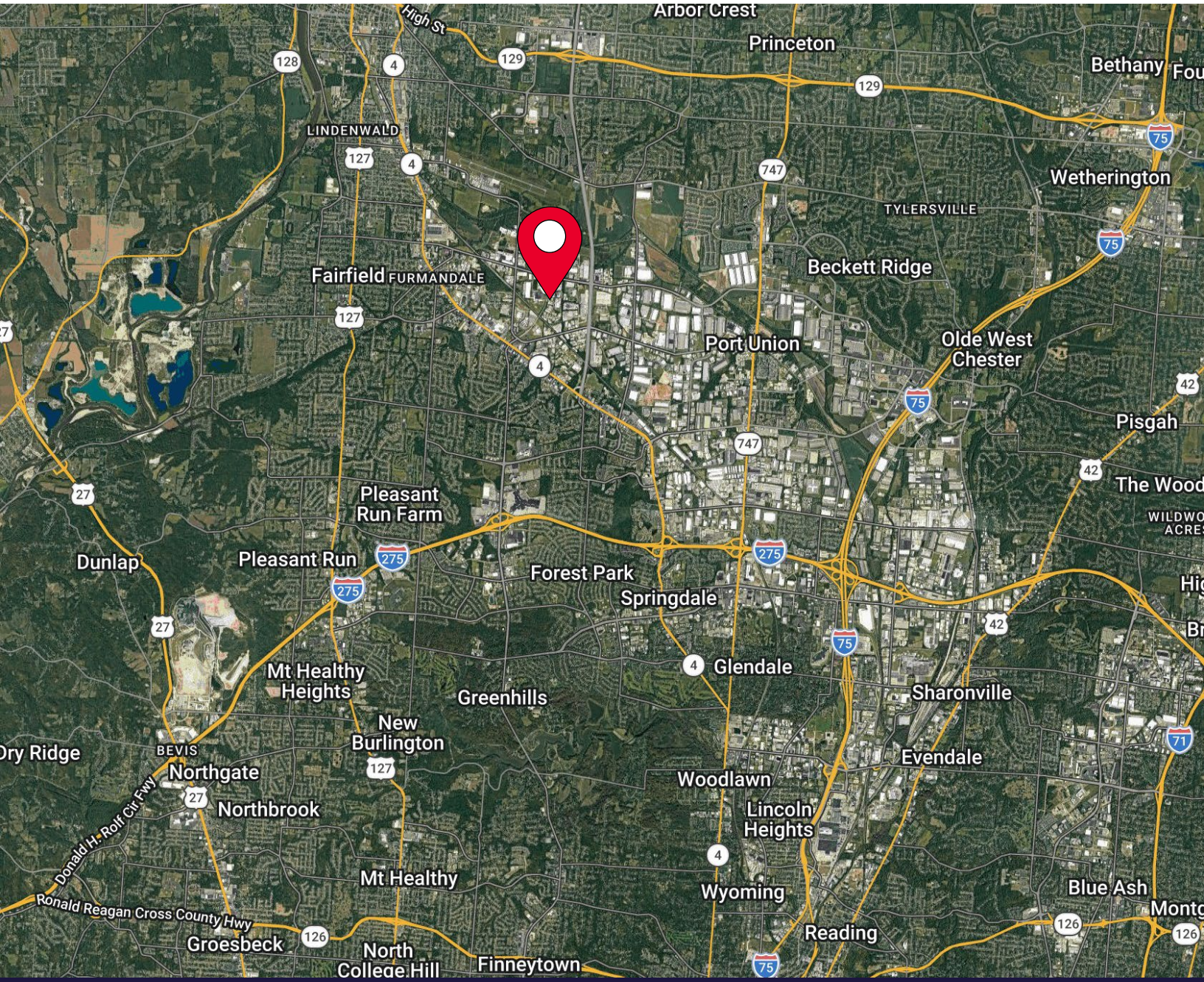
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