



PORT UNION RD & DISTRIBUTION DR, HAMILTON, OH 45014 - BUTLER COUNTY

AVAILABLE FOR LEASE



PROPERTY HIGHLIGHTS



14,440 Total SqFt

- Class A new construction (Estimated completion date 12/31/2019)
- Fleet maintenance/storage garage
- 40+ trailer storage spaces
- Located in Hamilton minutes to I-75/275
- I-2 Industrial Zoning

Total SqFt:	14,440 SqFt (90'x160')
Office SqFt:	To Suit
Acreage:	3.35 acres
Clear Height:	18'+
Year Built:	2019
Type Construction:	Pre-Engineer Metal and Concrete Block
Lighting:	LED
Column Spacing:	Clear Span
Dock doors:	To Suit

Drive-in doors:	Six (6) - 14'x16'
Sprinkler:	Yes; Wet System
Electrical Service:	480V/3-Phase
Heat:	Natural Gas
Roof:	Standing Seam Metal
Truck Court:	Heavy Duty Asphalt/Concrete; 40+ Trailer Storage Spaces
Parking Lot:	15+ Spaces
Restrooms:	Two (2)

INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | SQFTCOMMERCIAL.COM

PORT UNION RD & DISTRIBUTION DR

HAMILTON, OH

PROPERTY PHOTOS



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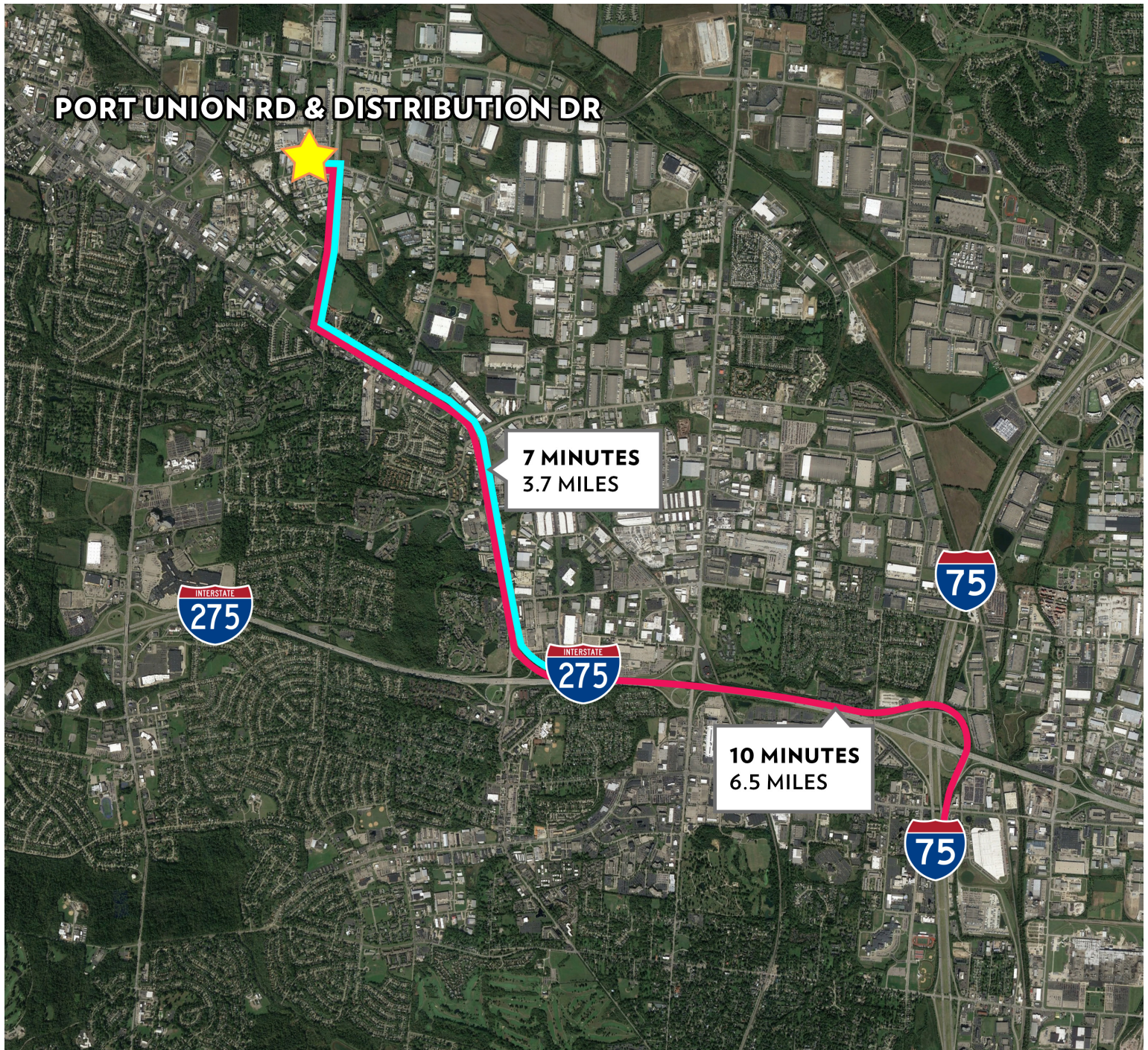
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DISTANCE MAP



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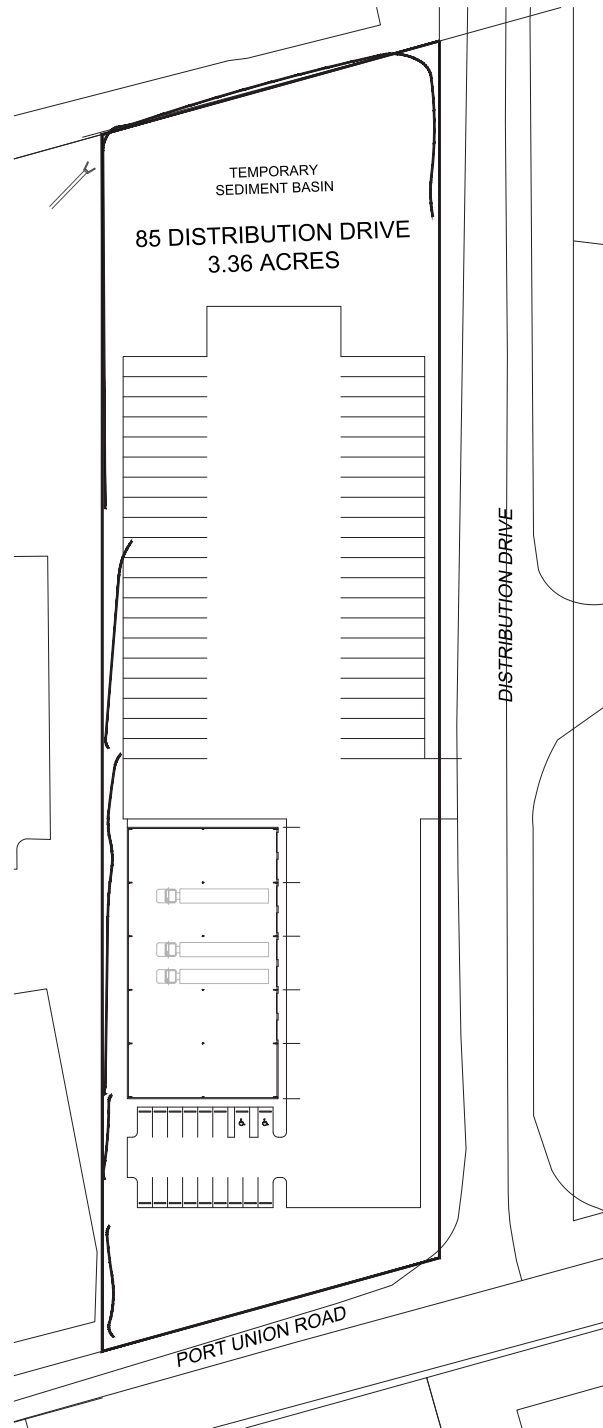
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FLOOR PLAN



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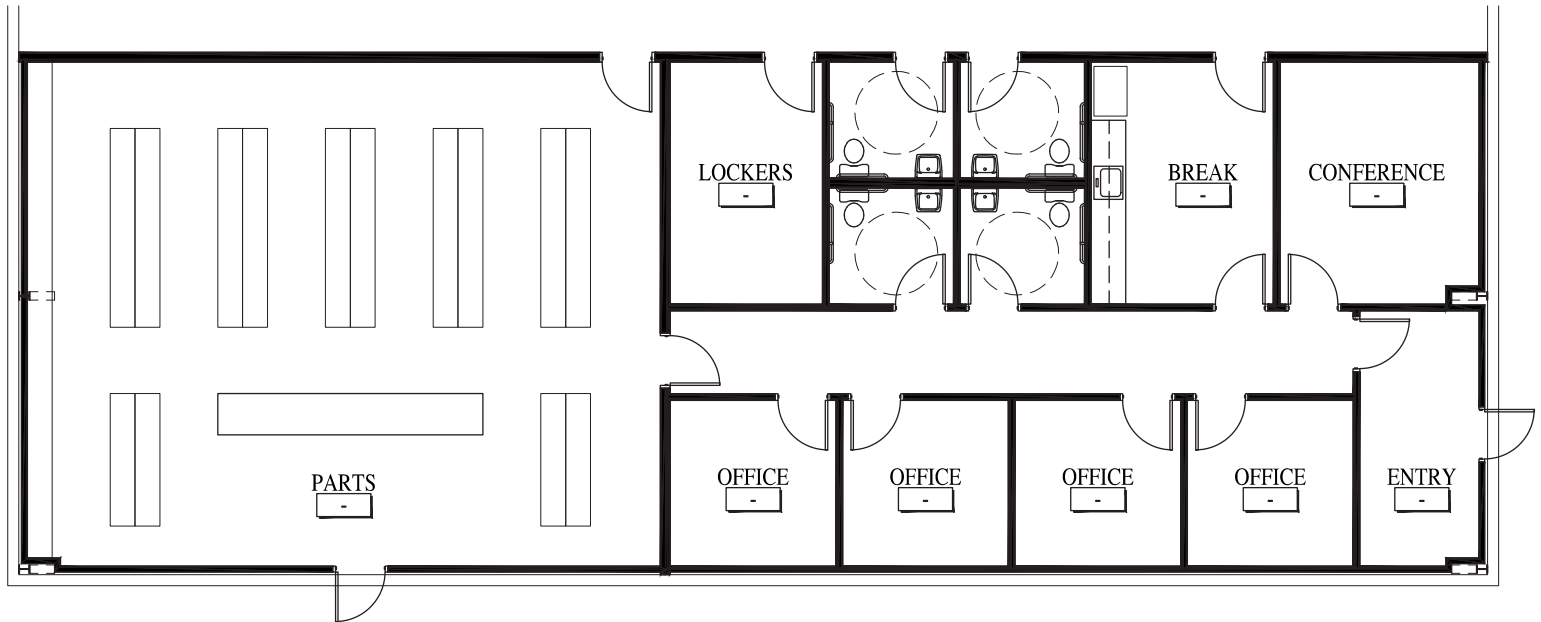
ADDITIONAL SITE PLANS



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OFFICE FLOOR PLAN



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