

Warehouse Building For Sale or Lease

Hamilton, Ohio

3rd PRICE REDUCTION!

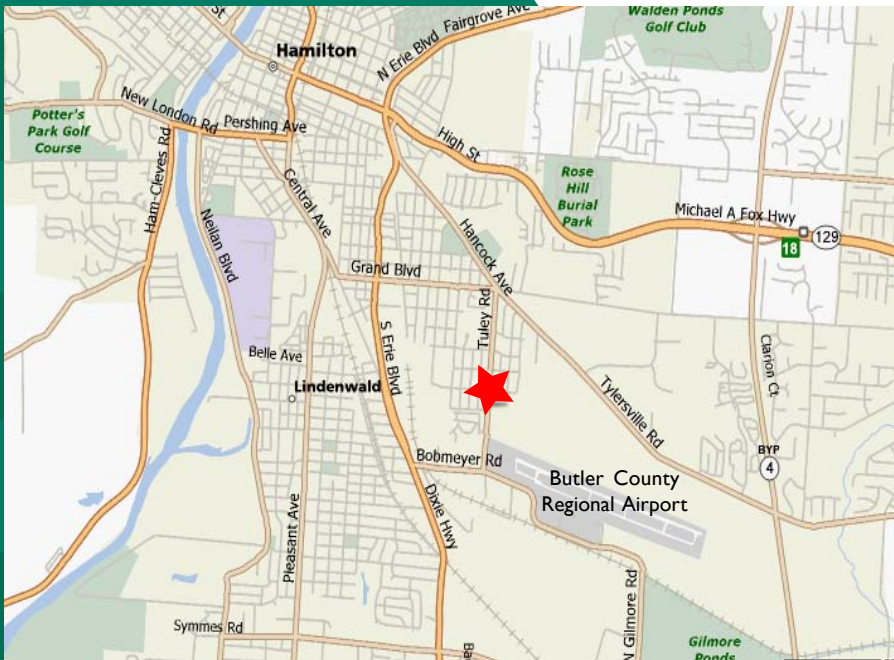


FEATURES

- **73,400 Total SF**
- **5,000 SF Office**
- **(7) Docks**
- **(1) Drive-in Door**
- **8.5 Acres**
- **Adjacent to Butler County Regional Airport**

LOCATION

**2130 Tuley Road
Hamilton (Fairfield area), Ohio 45011
Butler County**



CONTACT

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COMMERCIAL REAL ESTATE SERVICES

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2130 Tuley Road

Address/City/County:	2130 Tuley Road/Hamilton/Butler Cty.
Square Footage:	73,400 Total SF
Office Area:	5,000 SF
Land Size:	8.5 acres
Date of Construction:	1986 addition in 2000
Type of Construction:	Pre-engineered metal with 4' concrete wainscot
Zoning:	Industrial (manufacturing & light assembly)
Clearance Height:	Original building: 16'-18' Addition: 12'-23'
Floor:	Concrete
Drive In Doors:	(1) 10' x 14'
Truck Docks:	(6) 8' x 10' - (4) have levelers and weatherseals (1) 8' x 8'
Sprinkler:	Yes
Lighting:	Metal halide and strip fluorescent in warehouse
Parking:	Asphalt & gravel - 17.04 acres
Electric:	480 volt (3) phase - Heavy Electric
Roof:	Pitched metal
Heat & A/C:	Gas unit heater in warehouse; central HVAC in office
2008 Annual Taxes:	\$42,237.66
Lease Rate:	\$3.25/SF \$2.75/SF NNN
Sale Price:	\$1,950,000 \$1,750,000 \$1,200,000 \$995,000



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FOR MORE INFORMATION, CONTACT

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