

Office/Industrial/Commercial Building for Lease

City of Hamilton



FEATURES

- **105,100 Total SF**
- 20,000 SF & 25,000 SF available for lease
- Office built-to-suit
- 12.8 acres
- 18'-20' clearance height
- One truck dock

LOCATION

**3100-3175 Dixie Highway
City of Hamilton, OH 45015**

CONTACT

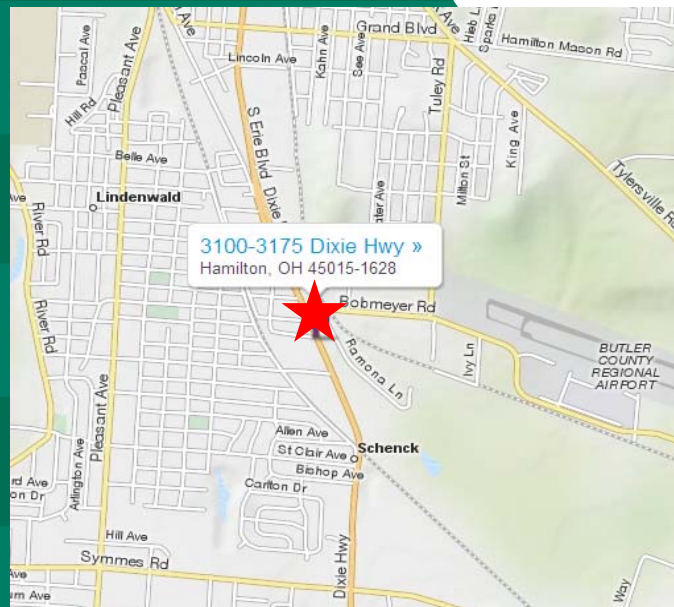
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Owner/Agent

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EVEREST

COMMERCIAL REAL ESTATE SERVICES

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9912 Carver Road, Sycamore Office Park, Suite 100, Cincinnati, Ohio 45242

3100-3175 Dixie Highway

Address/City/County:	3100-3175 Dixie Highway City of Hamilton/Butler County/Ohio
Square Footage:	105,100 SF Total SF
Available Square Feet:	20,000 SF available for lease at \$4.00 PSF 25,000 SF available for lease at \$2.00 PSF
Office Area:	Build-to-suit
Land Size:	12.8 acres
Date of Construction:	Renovated 1993 & 2010
Type of Construction:	Concrete block
Zoning:	City of Hamilton PUD
Clearance Height:	18'-20'
Floor:	Concrete
Truck Docks:	One
Sprinkler:	Yes
Lighting:	Metal Halide
Parking:	750 spaces
Electric:	3-Phase
Roof:	Rubber Membrane
Heat & A/C:	Throughout
Lease Rate:	\$2.00-\$4.00 PSF + \$0.90 PSF operating expenses
Proposed Uses:	Office, storage, commercial



FOR MORE INFORMATION, CONTACT

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