

Multiple Tenant Office/ Warehouse Building

Available

FEATURES

- **43,000 Total SF**
- 10,750 SF Available for lease - Suite #2
- Office - 2,000 SF
- (3) offices; (1) breakroom; (2) restrooms
- One truck dock
- 22'-26' ceiling height
- Sprinklered

LOCATION

**4404 Hamilton Cleves Road
Hamilton, OH 45013**

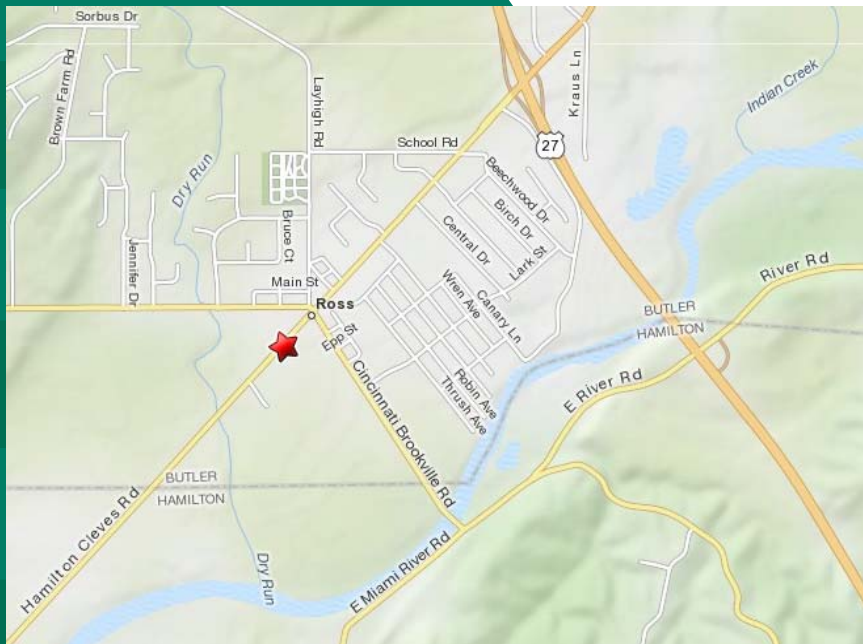
CONTACT

Jeff Wolf, SIOR, CCIM

jeff.wolf@everestrealstate.com

513/769-2519

The information submitted is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice.



COMMERCIAL REAL ESTATE SERVICES

WEB www.everestrealstate.com TEL 513-769-2500 FAX 513-769-2512

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

4404 Hamilton Cleves Road

Address/City/County:	4404 Hamilton Cleves Road Hamilton/Butler County
Total Square Footage:	43,000 SF
Available for Lease:	10,750 SF Office - 2,000 SF (50' x 40) Warehouse - 8,750 SF (50' x 175')
Office Area:	2,000 SF - (3) offices; (1) breakroom
Date of Construction:	1996
Type of Construction:	Metal
Zoning:	Industrial
Clearance Height:	22'-26'
Floor:	Concrete
Restroom:	One (1) Office One (1) Warehouse
Breakroom:	Yes, with sink
Truck Dock:	(1) 8' x 10'
Sprinkler:	Yes
Lighting:	Metal halide
Parking:	Paved (15-25 spaces)
Electric:	400 amp/120-208 volt
Roof:	Rubber membrane
Heat & A/C:	Gas fired unit heaters
Lease Rate:	\$4.00/SF Gross
Sale Price:	\$1,600,000 for entire building (4 units)



www.everestrealstate.com

TEL 513-769-2500

FAX 513-769-2512

9912 Carver Road

Sycamore Office Park

Suite 100

Cincinnati, Ohio 45242

FOR MORE INFORMATION, CONTACT

Jeff Wolf, SIOR, CCIM

jeff.wolf@everestrealstate.com

513/769-2519

ROOM FINISH NOTES

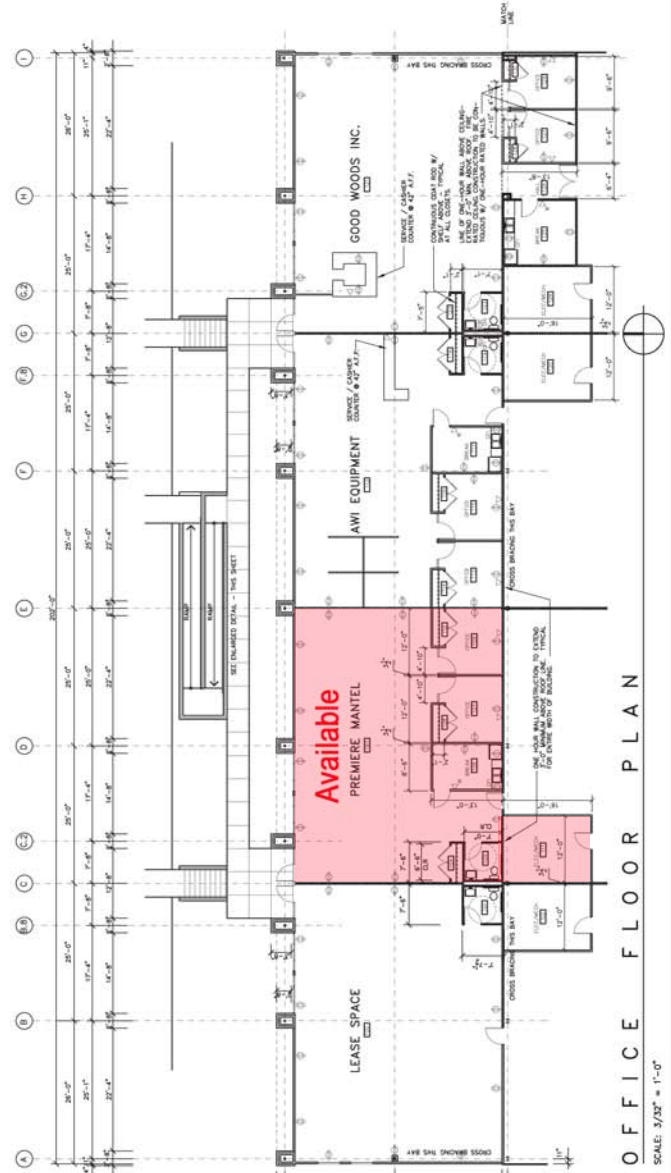
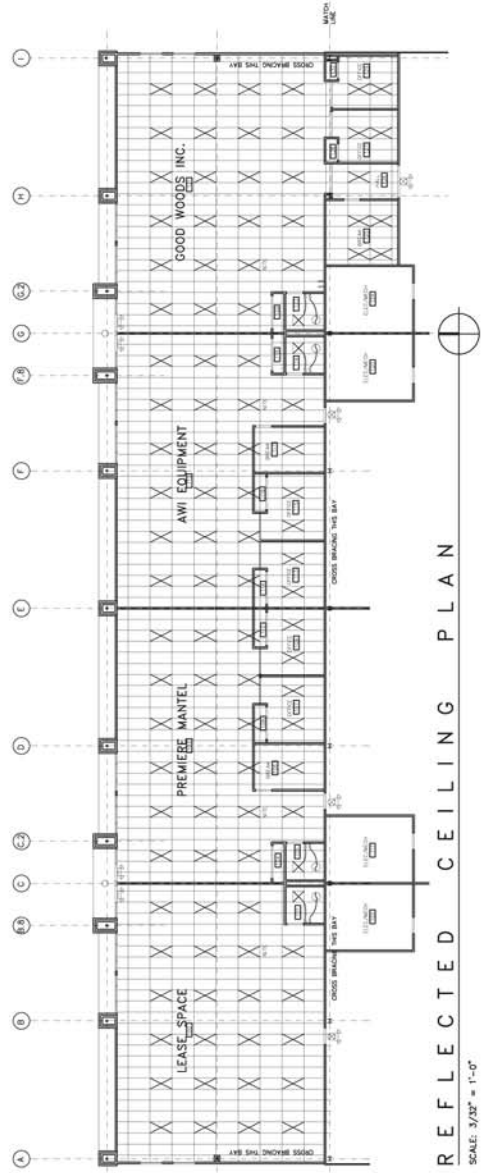
ROOM SCHEDULE

NO.	ROOM	FINISHES
101	RECEPTION	101
102	OFFICE	102
103	CONFERENCE	103
104	OFFICE	104
105	OFFICE	105
106	OFFICE	106
107	OFFICE	107
108	OFFICE	108
109	OFFICE	109
110	OFFICE	110
111	OFFICE	111
112	OFFICE	112
113	OFFICE	113
114	OFFICE	114
115	OFFICE	115
116	OFFICE	116
117	OFFICE	117
118	OFFICE	118
119	OFFICE	119
120	OFFICE	120
121	OFFICE	121
122	OFFICE	122
123	OFFICE	123
124	OFFICE	124
125	OFFICE	125
126	OFFICE	126
127	OFFICE	127
128	OFFICE	128
129	OFFICE	129
130	OFFICE	130
131	OFFICE	131
132	OFFICE	132
133	OFFICE	133
134	OFFICE	134
135	OFFICE	135
136	OFFICE	136
137	OFFICE	137
138	OFFICE	138
139	OFFICE	139
140	OFFICE	140
141	OFFICE	141
142	OFFICE	142
143	OFFICE	143
144	OFFICE	144
145	OFFICE	145
146	OFFICE	146
147	OFFICE	147
148	OFFICE	148
149	OFFICE	149
150	OFFICE	150
151	OFFICE	151
152	OFFICE	152
153	OFFICE	153
154	OFFICE	154
155	OFFICE	155
156	OFFICE	156
157	OFFICE	157
158	OFFICE	158
159	OFFICE	159
160	OFFICE	160
161	OFFICE	161
162	OFFICE	162
163	OFFICE	163
164	OFFICE	164
165	OFFICE	165
166	OFFICE	166
167	OFFICE	167
168	OFFICE	168
169	OFFICE	169
170	OFFICE	170
171	OFFICE	171
172	OFFICE	172
173	OFFICE	173
174	OFFICE	174
175	OFFICE	175
176	OFFICE	176
177	OFFICE	177
178	OFFICE	178
179	OFFICE	179
180	OFFICE	180
181	OFFICE	181
182	OFFICE	182
183	OFFICE	183
184	OFFICE	184
185	OFFICE	185
186	OFFICE	186
187	OFFICE	187
188	OFFICE	188
189	OFFICE	189
190	OFFICE	190
191	OFFICE	191
192	OFFICE	192
193	OFFICE	193
194	OFFICE	194
195	OFFICE	195
196	OFFICE	196
197	OFFICE	197
198	OFFICE	198
199	OFFICE	199
200	OFFICE	200

- GENERAL NOTES**
1. ALL FINISHES TO BE AS SHOWN ON THIS SHEET.
 2. ALL FINISHES TO BE AS SHOWN ON THIS SHEET.
 3. ALL FINISHES TO BE AS SHOWN ON THIS SHEET.
 4. ALL FINISHES TO BE AS SHOWN ON THIS SHEET.
 5. ALL FINISHES TO BE AS SHOWN ON THIS SHEET.
 6. ALL FINISHES TO BE AS SHOWN ON THIS SHEET.
 7. ALL FINISHES TO BE AS SHOWN ON THIS SHEET.
 8. ALL FINISHES TO BE AS SHOWN ON THIS SHEET.
 9. ALL FINISHES TO BE AS SHOWN ON THIS SHEET.
 10. ALL FINISHES TO BE AS SHOWN ON THIS SHEET.
 11. ALL FINISHES TO BE AS SHOWN ON THIS SHEET.
 12. ALL FINISHES TO BE AS SHOWN ON THIS SHEET.
 13. ALL FINISHES TO BE AS SHOWN ON THIS SHEET.
 14. ALL FINISHES TO BE AS SHOWN ON THIS SHEET.
 15. ALL FINISHES TO BE AS SHOWN ON THIS SHEET.
 16. ALL FINISHES TO BE AS SHOWN ON THIS SHEET.
 17. ALL FINISHES TO BE AS SHOWN ON THIS SHEET.
 18. ALL FINISHES TO BE AS SHOWN ON THIS SHEET.
 19. ALL FINISHES TO BE AS SHOWN ON THIS SHEET.
 20. ALL FINISHES TO BE AS SHOWN ON THIS SHEET.

- WALL LEGEND**
- 1. 1/2" GYP BOARD ON 1/2" METAL STUDS @ 16" O.C.
 - 2. 5/8" GYP BOARD ON 1/2" METAL STUDS @ 16" O.C.
 - 3. 1" GYP BOARD ON 1/2" METAL STUDS @ 16" O.C.
 - 4. 1 1/2" GYP BOARD ON 1/2" METAL STUDS @ 16" O.C.
 - 5. 2" GYP BOARD ON 1/2" METAL STUDS @ 16" O.C.
 - 6. 2 1/2" GYP BOARD ON 1/2" METAL STUDS @ 16" O.C.
 - 7. 3" GYP BOARD ON 1/2" METAL STUDS @ 16" O.C.
 - 8. 3 1/2" GYP BOARD ON 1/2" METAL STUDS @ 16" O.C.
 - 9. 4" GYP BOARD ON 1/2" METAL STUDS @ 16" O.C.
 - 10. 4 1/2" GYP BOARD ON 1/2" METAL STUDS @ 16" O.C.
 - 11. 5" GYP BOARD ON 1/2" METAL STUDS @ 16" O.C.
 - 12. 5 1/2" GYP BOARD ON 1/2" METAL STUDS @ 16" O.C.
 - 13. 6" GYP BOARD ON 1/2" METAL STUDS @ 16" O.C.
 - 14. 6 1/2" GYP BOARD ON 1/2" METAL STUDS @ 16" O.C.
 - 15. 7" GYP BOARD ON 1/2" METAL STUDS @ 16" O.C.
 - 16. 7 1/2" GYP BOARD ON 1/2" METAL STUDS @ 16" O.C.
 - 17. 8" GYP BOARD ON 1/2" METAL STUDS @ 16" O.C.
 - 18. 8 1/2" GYP BOARD ON 1/2" METAL STUDS @ 16" O.C.
 - 19. 9" GYP BOARD ON 1/2" METAL STUDS @ 16" O.C.
 - 20. 9 1/2" GYP BOARD ON 1/2" METAL STUDS @ 16" O.C.

- ELECTRICAL SYMBOLS**
- 1. 120V / 15 AMP / 15' WIRE RUN
 - 2. 120V / 20 AMP / 20' WIRE RUN
 - 3. 120V / 30 AMP / 30' WIRE RUN
 - 4. 120V / 40 AMP / 40' WIRE RUN
 - 5. 120V / 50 AMP / 50' WIRE RUN
 - 6. 120V / 60 AMP / 60' WIRE RUN
 - 7. 120V / 75 AMP / 75' WIRE RUN
 - 8. 120V / 90 AMP / 90' WIRE RUN
 - 9. 120V / 100 AMP / 100' WIRE RUN
 - 10. 120V / 125 AMP / 125' WIRE RUN
 - 11. 120V / 150 AMP / 150' WIRE RUN
 - 12. 120V / 200 AMP / 200' WIRE RUN
 - 13. 120V / 250 AMP / 250' WIRE RUN
 - 14. 120V / 300 AMP / 300' WIRE RUN
 - 15. 120V / 400 AMP / 400' WIRE RUN
 - 16. 120V / 500 AMP / 500' WIRE RUN
 - 17. 120V / 600 AMP / 600' WIRE RUN
 - 18. 120V / 800 AMP / 800' WIRE RUN
 - 19. 120V / 1000 AMP / 1000' WIRE RUN
 - 20. 120V / 1250 AMP / 1250' WIRE RUN



NOTE: DIMENSIONS ARE FOR INTERIOR WORK ONLY. SEE ARCHITECTURAL SET DATED 6-11-05 FOR DETAILS AND INFORMATION REGARDING EXTERIOR WALL CONSTRUCTION.



A NEW FACILITY FOR
 GOOD WOODS INC.
 4380 HAMILTON - CLEVELS ROAD
 ROSS, OHIO 45011

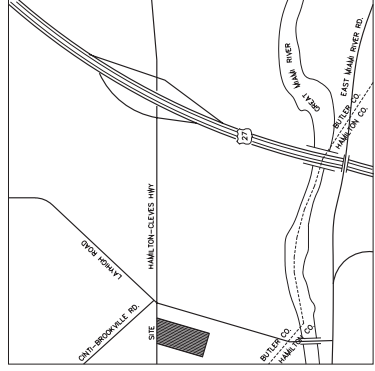
Revisions

ACCOMPLISH INCH
 6-11-95
 Drawn by Check By

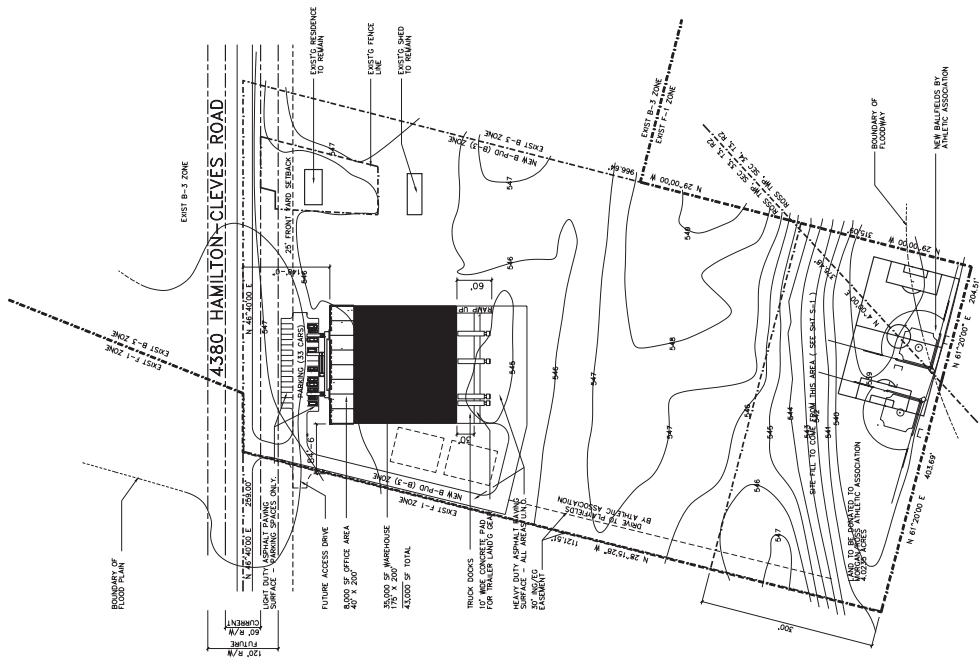
Date Job #
 3-24-05 94040
 A-1
 SHEET 1 OF 6

D R A W I N G I N D E X

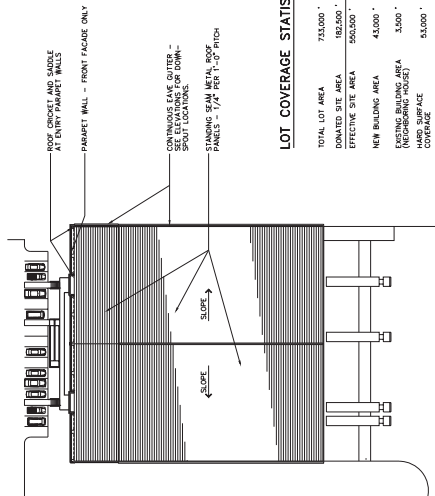
- A-1 SITE & LOCATION PLANS
- A-2 OFFICE FLOOR PLAN
- A-3 WAREHOUSE FLOOR PLAN
- A-4 EXTERIOR ELEVATIONS
- A-5 WALL SECTIONS
- A-6 PLAN DETAILS
- S-1 SITE & GRADING PLAN
- S-2 SITE AND SEPTIC DETAILS
- ST-1 FOUNDATION PLAN
- ST-2 ROOF FRAMING PLAN
- ST-3 FOUNDATION DETAILS
- ST-4 ROOF FRAMING DETAILS



LOCATION PLAN
 NO SCALE



S I T E P L A N
 SCALE: 1" = 100'-0"
 NORTH PLAN NORTH



ROOF PLAN
 SCALE: 1" = 50'-0"
 NORTH

LOT COVERAGE STATISTICS

TOTAL LOT AREA	733,000'
DONATED SITE AREA	182,500'
EFFECTIVE SITE AREA	550,500'
NEW BUILDING AREA	45,000'
NEW BUILDING COVERAGE	8.18%
HARD SURFACE COVERAGE	9.84%
OPEN GREEN SPACE	451,000'
	61.56%

BUILDING STATISTICS

- NON-SEPARATED WARE USES:
 - B - BIKES/STORAGE
 - S1 - STORAGE
- CONSTRUCTION TYPE: 2-C
- BUILDING ENVELOPE "F" VALUES:
 - WALLS - OFFICE R-11
 - WALLS - OFFICE R-24
 - ROOF - WAREHOUSE R-13
 - ROOF