



# 625 East Avenue

<b>Address/City/County:</b>	625 East Avenue Hamilton, OH 45011 Butler County
<b>Square Footage Total:</b>	25,000+/- SF
<b>Office Area:</b>	Minimal To be determined
<b>Land Size:</b>	30,780+/- SF
<b>Date of Construction:</b>	To be determined
<b>Type of Construction:</b>	Metal (exterior), (Steel I-Beam span 120' x 60' and wood truss) Concrete block (interior), demising walls
<b>Zoning:</b>	370, I small shops (machine, tool & die, etc.)
<b>Clearance Height:</b>	16'+/- free span (120' x 60')
<b>Floor:</b>	Concrete
<b>Drive In Doors:</b>	(1) 13' x 13' with electric door opener (additional grade level doors possible)
<b>Sprinkler:</b>	Yes
<b>Lighting:</b>	Yes
<b>Parking:</b>	Fenced yard / not stripped
<b>Electric:</b>	3 phase/208 plus 600 amp +/-
<b>Roof:</b>	Part rubber membrane / other
<b>Heat &amp; A/C:</b>	N/A
<b>Sale Price:</b>	\$600,000



[www.everestrealstate.com](http://www.everestrealstate.com)

TEL 513-769-2500

FAX 513-769-2512

9902 Carver Road

Sycamore Office Park

Suite 105

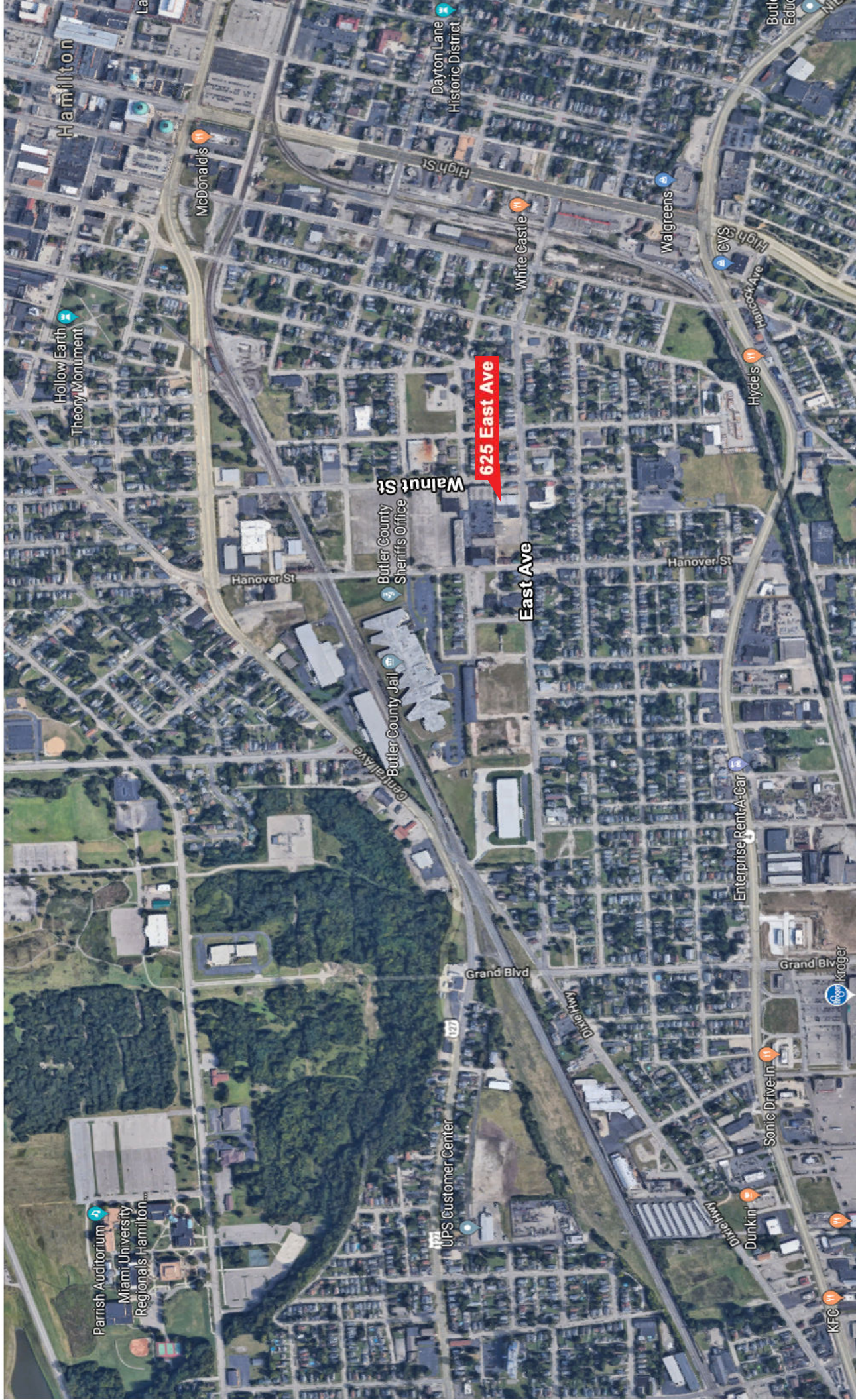
Cincinnati, Ohio 45242

FOR MORE INFORMATION, CONTACT:

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513/264-6031 (mobile)



625 East Ave

East Ave

Walnut St

Butler County Sheriff's Office

Butler County Jail

Central Ave

Grand Blvd

UPS Customer Center

Dunkin'

Sonic Drive-In

Enterprise Rent-A-Car

Kroger

KFC

Hamilton

Hollow Earth Theory Monument

Parrish Auditorium  
- Miami University  
Regionals Hamilton

McDonald's

Dayton Lane  
Historic District

White Castle

Walgreens

CVS

Hydes

Hanover St

Hanover St

Butler Educ