



1010 EATON AVE.

HAMILTON, OH 45013

AVAILABLE FOR LEASE OR SUBLEASE

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PROPERTY HIGHLIGHTS

 **52,800 SqFt**

- Located in City of Hamilton minutes to SR-129 and I-75
- Three (3) docks and One (1) drive-in ramp
- Available for immediate occupancy
- Short term, long term, or direct landlord deal considered
- Sublease/master lease through 7/31/2028
- Lease Rate: \$3.95/SqFt NNN + \$0.70/SqFt OpEx/CAM

 [CLICK HERE FOR AERIAL VIDEO](#)

PROPERTY DETAILS

Total SqFt:	52,800
Warehouse SqFt:	52,300
Office SqFt:	500
Clear Height:	18'
Year Built:	1946
Type Construction:	CMU, masonry, and steel
Lighting:	LED's and fluorescent
Column Spacing:	20'x40'
Dock door:	Three (3) 10'x10' opening to exterior covered dock platform with one (1) dock leveler
Drive-in door:	One (1) ramp to exterior dock platform that enters into 10'x10' door
Sprinkler:	Wet system
Electrical Service:	480-volt, 3-phase, 400 amps
Heat:	Natural gas
Roof:	Rubber
Parking Lot:	25+ spaces and expandable
Restrooms:	One (1) set
County Parcel ID's:	P6411051000012

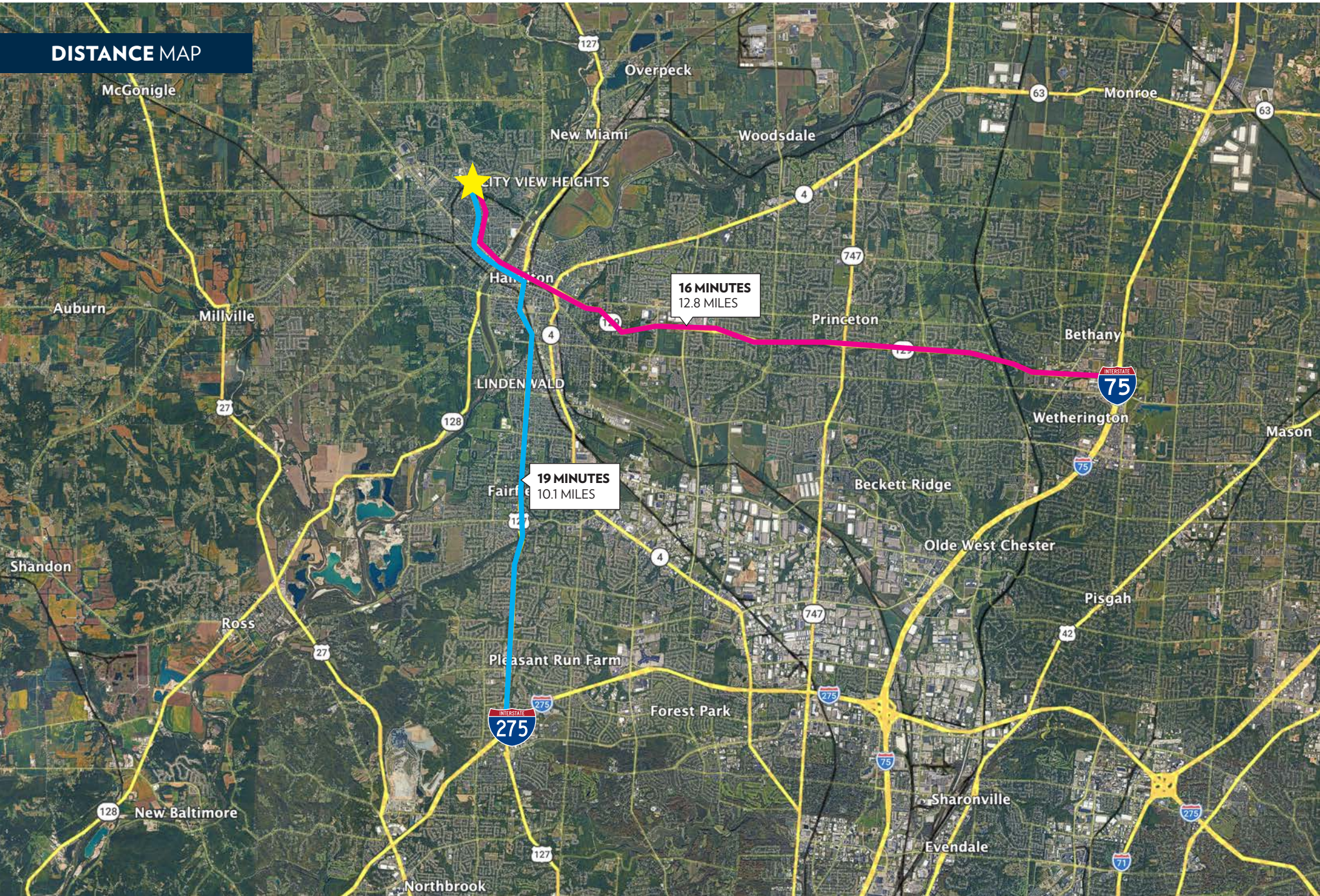
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DISTANCE MAP



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PARCEL OUTLINE



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