

**3400 Port Union Road
Hamilton, OH 45015**

**Industrial Space For
Lease
12,295 SF**



AVAILABLE:

12,295 SF free-standing on 1.785 acres

USES:

Light industrial / Flex

OFFERED AT:

\$8.50 PSF NNN

\$1.50 PSF OpEx

LOCATION:

Located in City of Hamilton minutes to I-275, I-75 & SR1-29

SUMMARY:

- 8 drive-in doors
- 15'-17' clear
- 240-volt, 3-phase, 400 amps & 120/208-volt, 3-phase, 300 amps
- Two 1-ton cranes & one 2-ton crane



North Ridge Realty Group

7182 Liberty Centre Drive, Suite M
West Chester, OH 45069

Marshall Stretch

VP Sales & Leasing
513.504.8232 Mobile

John Stretch

Broker / Owner
513.623.6505 Mobile

Disclaimer: The Realtor involved in selling the premises is relying on all information provided herein or supplied by owner or owner's sources in connection with the Real Estate. We cannot guarantee this information.

OVERVIEW

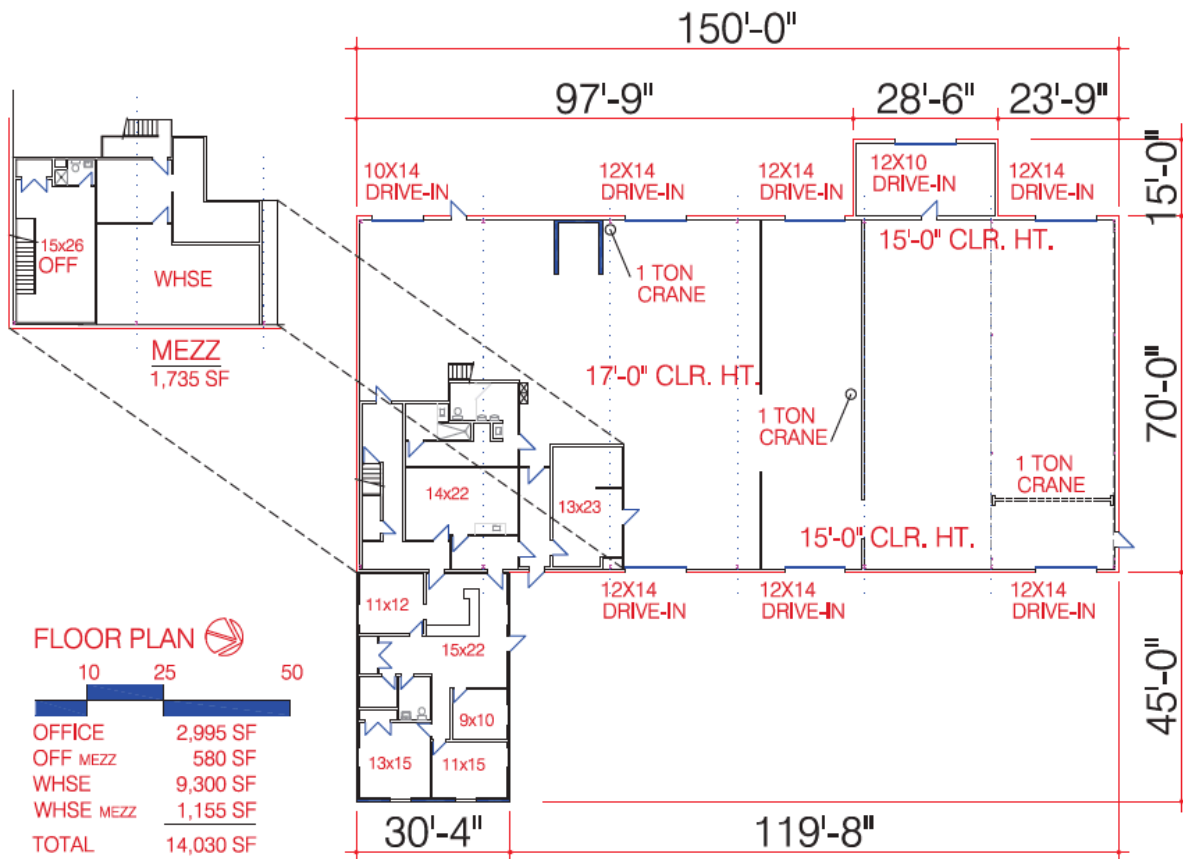
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YEAR BUILT:
1999

OCCUPANCY:
2/1/2026

SPACE INFO:

- Approximately 12,295 SF (9,030 SF warehouse & 2,995 SF office) + 1,735 SF mezzanine
- Mezzanine not included in square footage
- Six drive-in doors - 14'x14' (three drive-thru bays), one drive-in - 10'x14', & one drive-in - 10'x12'
- One 1-ton bridge crane w/ 12' hook height, two 1-ton bridge cranes, & one 2-ton beam crane
- 240-volt, 3-phase, 400 amps & 120/208-volt, 3-phase, 300 amps
- 15'-17' clear
- LED lighting
- Natural gas radiant + forced air make-up unit
- Zoned I-G (Click for zoning)



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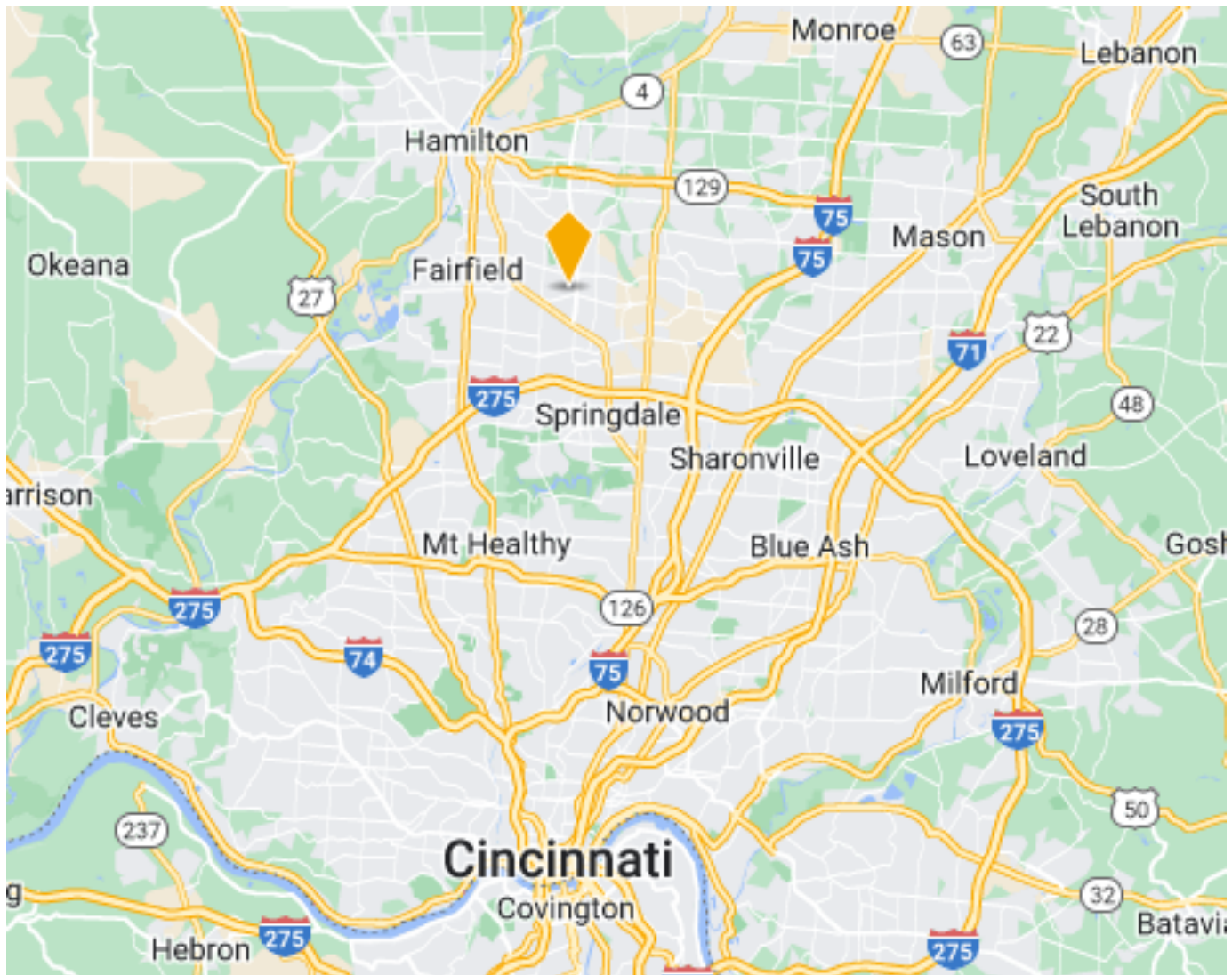
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STREET MAP

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