

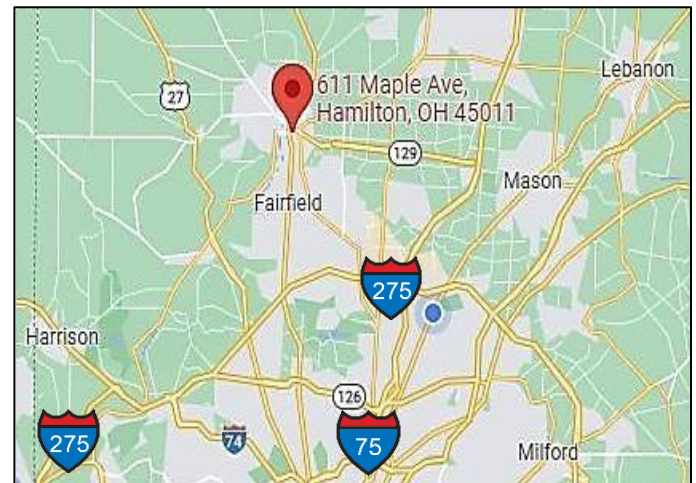
611 Maple Avenue  
Hamilton, Ohio 45011

Showroom / Warehouse /  
Industrial Space for Sale



### PROPERTY FEATURES:

- ❖ 8,200 SF total building
- ❖ Showroom/Office: 4,000 SF
- ❖ Warehouse: 4,200 SF (free span)
- ❖ Covered Storage Area: 896 SF (sprinklered)
- ❖ One (1) drive-in door (10'5" x 14')
- ❖ 14' clear height
- ❖ Fully sprinklered – dry system
- ❖ 1.3 Acre site
- ❖ Ample parking and/or outside storage
- ❖ Parcel #: P6441-019-000-071, 072, 073
- ❖ **Sale Price: \$738,000 (\$90 PSF)**



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**JEFF WOLF**  
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### Property Specifications

LOCATION:	611 Maple Avenue Hamilton, Ohio 45011 (Butler County)
TOTAL SQUARE FOOTAGE:	8,200 SF Showroom/Office: 4,000 SF Warehouse: 4,200 SF – free span Covered Storage Area: 896 SF (Sprinklered)
LAND:	1.3 Acres
ZONING:	I-1; Limited Industrial Zoning District
DRIVE-IN DOOR:	One (1) 10'5" x 14"
CLEAR HEIGHT:	14'
CONSTRUCTION:	Structural steel w/brick facade
YEAR BUILT:	1999
PARKING:	Ample parking and/or outside storage area
ROOF:	Five (5) year old roof
HEATING & AIR CONDITIONING:	Two (2) 5-ton and HVAC system in offices
GAS & ELECTRIC	3-Phase / 200 Amps
LIGHTING:	LED lights
PARCEL NUMBER:	P6441-019-000-071, 072, 073
MISCELLANEOUS:	Fully sprinklered (dry system); insulated warehouse area; security system and cameras; outside drain; automatic lift gate; two (2) restrooms
<b>SALE PRICE:</b>	<b>\$738,000 (\$90 PSF)</b>



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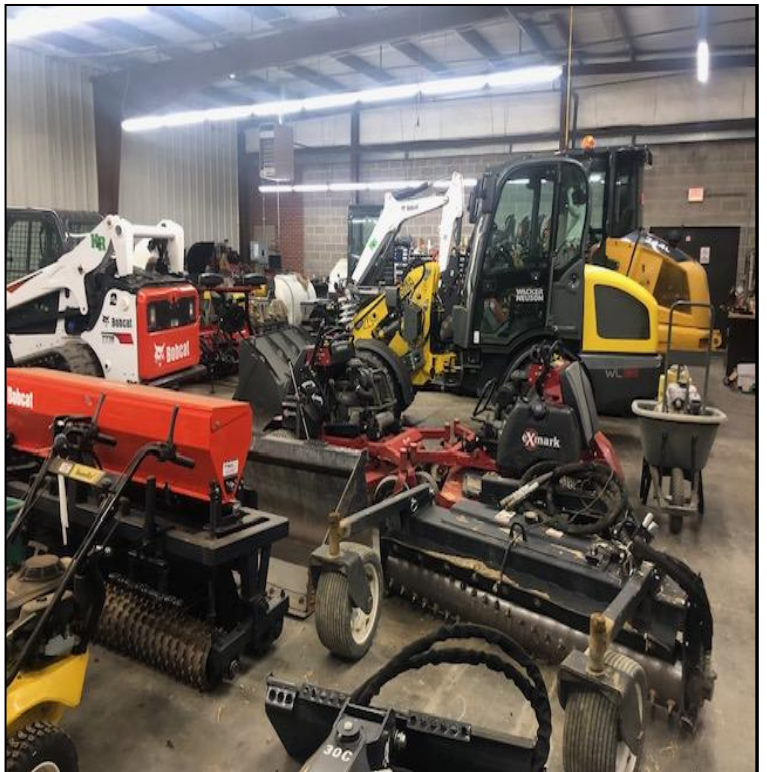
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Aerial View



For more information  
please contact:



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