



# 10,000 SF Freestanding Office/Warehouse Building

**FOR SALE/LEASE** | 3680 Symmes Road, Hamilton | OH 45015

- > 10,000 SF freestanding office
- > 5,860 SF office space
- > 4,140 SF warehouse space
- > Building has no columns
- > Freespan construction
- > 1.6 acre site with pond
- > 1 dock with leveler
- > 1 drive-in door 12' x 14' motorized
- > 16' to perlins in warehouse
- > Constructed in 2001
- > 25 parking spaces
- > Preengineered metal building
- > 800 Amp 208/120 volt 3 phase electric

Office Lease Rate:  
**\$10.00/SF** NNN

Warehouse Lease Rate:  
**\$5.50/SF** NNN

Sale Price:  
**\$795,000**

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1 DOCK DOOR WITH LEVELER



1 DRIVE-IN DOOR 12' X 14' MOTORIZED



## AERIAL FACNG NORTH EAST

### Area Demographics



**Current Population**  
(2017)  
168,194



**Industrial Vacancy**  
**Rate** (Q2 2019)  
4.7%



**Education Attainment**  
Highschool Diploma : 31.2%  
Trade/Apprenticeship : 19.5%  
College Diploma : 11.6%



**Projected Population**  
(2020)  
174,396



**Average Household**  
**Income** (2017)  
\$85,116



**Total Employees**  
125,264



100 Miles  
 200 Miles  
 300 Miles  
 500 Miles



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