



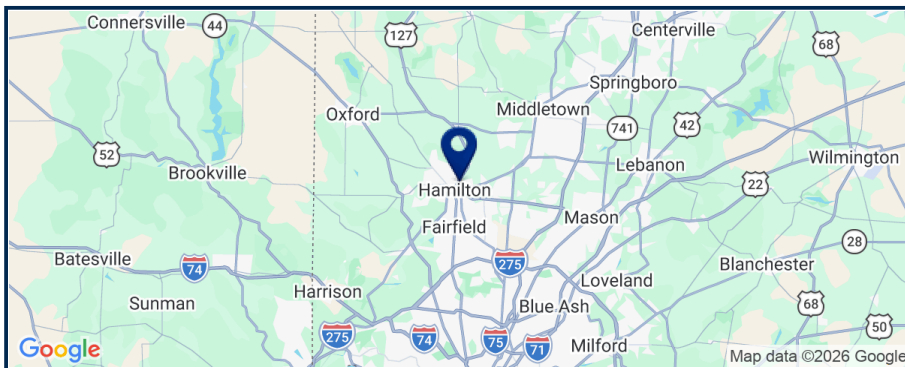
**IRG**  
Industrial Realty Group, LLC

# FOR LEASE

315 Dayton Street, Hamilton OH 45011

## Third + Dayton

Third + Dayton is a mixed-use project operated by IRG. Some key components of the project include flex space, office, retail, light industrial, and residential.



### Property Details

<b>Total Sq. Ft.</b>	176,746
<b>Avail. Sq. Ft.</b>	169,552
<b>No. of Buildings</b>	1
<b>Acres</b>	2
<b>Developable Acres</b>	5
<b>Rail Access</b>	Array
<b>Zoning</b>	B-3, BPD, R-0 (Hotel fl.2&3, Residential fl.4-8)
<b>Column Spacing</b>	40 ft N&S
<b>Ceiling Height</b>	9'4"
<b>Dock Doors</b>	2
<b>Drive-In Doors</b>	2
<b>Car Parking</b>	201