



# For Sale or Lease

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## 2 Rowe Court, Hamilton, OH 45011 At Fairfield/Hamilton Border

- 12,120 SF Total
- 2,300 SF Office
- 9,820 SF Warehouse
- I-2 Zoning (Industrial)
- Nearly 100% Air Conditioned
- Brick & Pre-engineered metal construction
- 13' 6" to 20' ceiling height
- 1 Truck dock (8x10')
- 1 Drive-in door ( 12X14')
- Situated on 1.96 Acres
- Floor Drains
- 16 Parking Spaces
- 240 V, 400 AMP, 3 Phase
- 480 V, 600 AMP, 3 Phase
- Parcels: P6461066000005  
P6461065000014
- Owner will consider lease with purchase option

Lease Rate:  
**\$4.95 / SF NNN**

OPEX:  
**\$0.95 (Approximate)**

Sale Price:  
**\$799,000**  
(For both Parcels,  
Based on 5-7 year installment)

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