

Hamilton Commerce Center

1910 Fairgrove Ave (SR 4)
Hamilton, OH 45011

Flex Space For Lease
Up to 14,519 SF



AVAILABLE:

7,259 SF - 14,519 SF flex space

USES:

Flex / Office

OFFERED AT:

\$9.50 PSF NNN

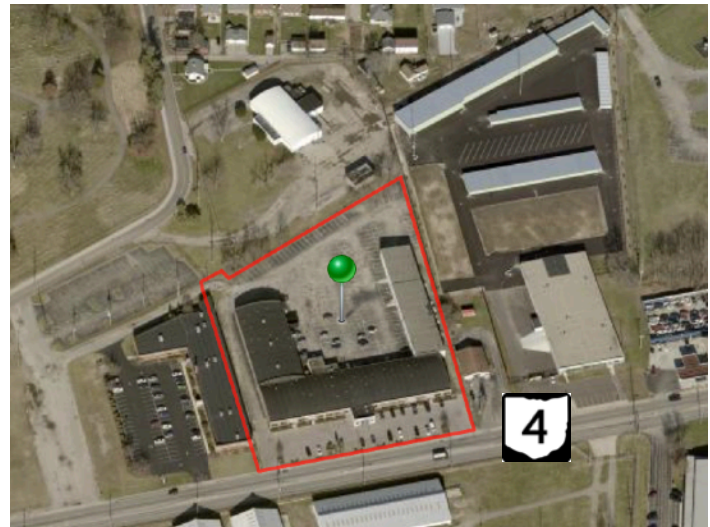
\$3.72 PSF OpEx

LOCATION:

Directly on SR 4 in City of Hamilton with regional access to Hamilton, Middletown, Dayton, West Chester, Cincinnati & Indianapolis

SUMMARY:

- 2 drive-ins w/ ability to add more
- 12' clear
- End-cap



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

1910 Fairgrove Ave.
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Flex Space For
Lease

RATES:

\$9.50 PSF NNN

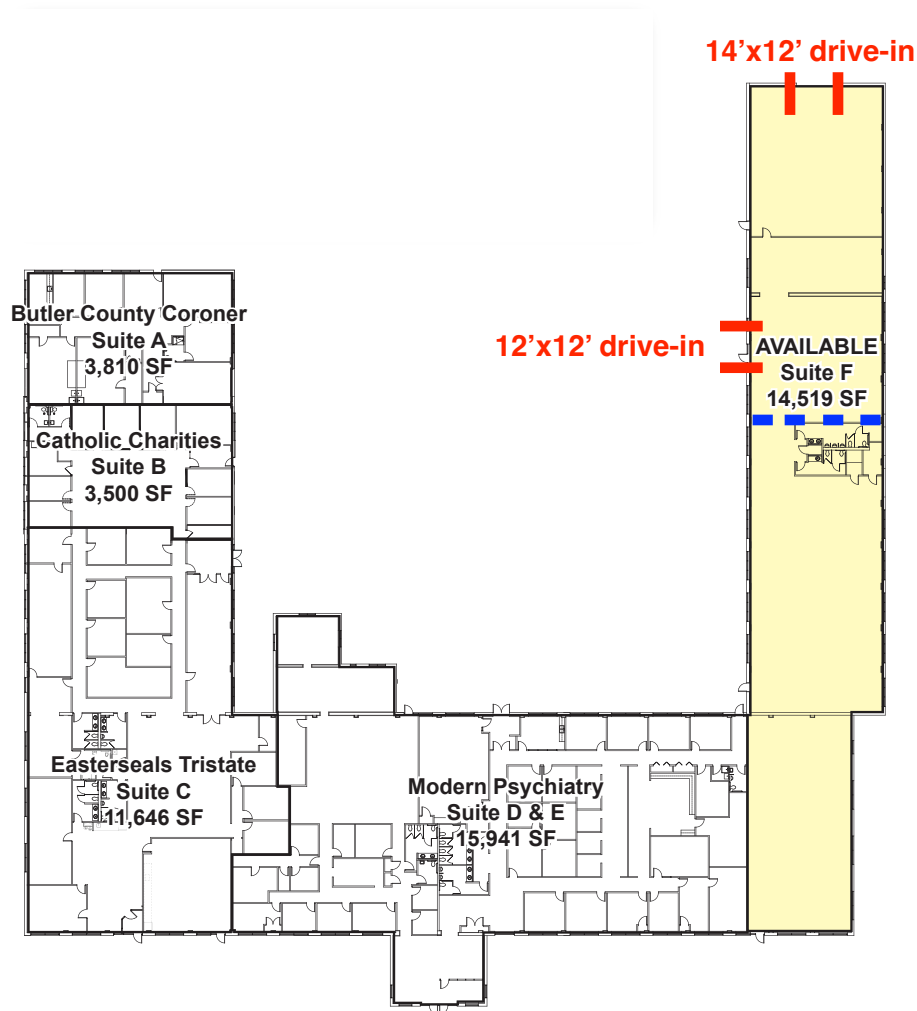
\$3.72 PSF OpEx

OCCUPANCY:

Immediate

SPACE INFO:

- Up to 14,519 SF - can be demised to 7,259 SF +/-
- End-cap
- High visibility on SR 4 (25,790 VPD)
- Minutes to revitalized downtown Hamilton
- Pylon signage available
- Two drive-in doors w/ electric openers - one 12'x12' & one 14'x12' (ability to add more)
- 12' clear
- Zoned I-1 (Click for zoning)



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PROPERTY PHOTOS

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