

Office/Showroom/Warehouse  
For Sale or Lease

# Hamilton, Ohio

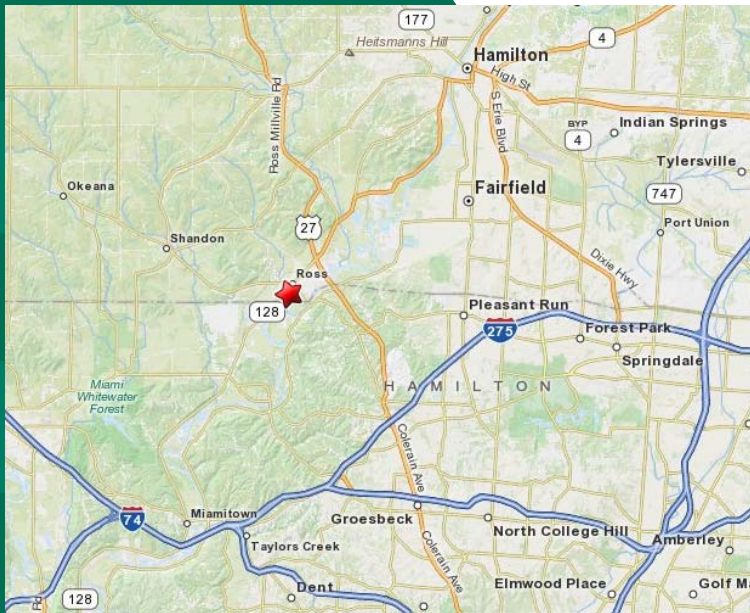


## FEATURES

- 12,060 Total SF Available
- 3,100 SF office/showroom
- 8,960 SF warehouse
- (2) docks and (1) large drive-in
- 1.8 acres
- 17'-19' ceilings
- Great visibility on SR 128

## LOCATION

**2647 Morgan Lane  
Hamilton, OH 45013**



## CONTACT

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COMMERCIAL REAL ESTATE SERVICES

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# 2647 Morgan Lane

<b>Address/City/County:</b>	2647 Morgan Lane/Hamilton/Butler Cty.
<b>Square Footage:</b>	12,060 SF (60' x 176')
<b>Office Area:</b>	1,600 SF
<b>Showroom Area:</b>	1,500 SF
<b>Warehouse Area:</b>	8,960 SF
<b>Land Size:</b>	1.83 acres
<b>Date of Construction:</b>	1997
<b>Type of Construction:</b>	Metal
<b>Zoning:</b>	B-PUD (Business Planned Unit Development)
<b>Clearance Height:</b>	17' - 19' +/-
<b>Floor:</b>	Concrete
<b>Drive In Doors:</b>	(1) 12' W x 14' H
<b>Truck Docks:</b>	(1) 4' dock & (1) 2' dock
<b>Sprinkler:</b>	No
<b>Lighting:</b>	Metal halide & fluorescent. Emergency lights and outside security lights on timer.
<b>Electric:</b>	240 V 400 Amps
<b>Roof:</b>	Pitched metal
<b>Heat &amp; A/C:</b>	Gas forced; air conditioning in office
<b>Miscellaneous:</b>	Floor drains and (4) restrooms.
<b>Lease Term:</b>	Sublease available until 3/31/2011 (longer term available)
<b>Lease Rate:</b>	\$3.95/SF NNN
<b>Sale Price:</b>	\$700,000



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FOR MORE INFORMATION, CONTACT

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