

2127 HAMILTON AVENUE
HAMILTON, NJ

AVAILABLE FOR SALE
OFFICE/INDUSTRIAL INVESTMENT OPPORTUNITY

9,700 SF
0.75 Acres

EXECUTIVE SUMMARY



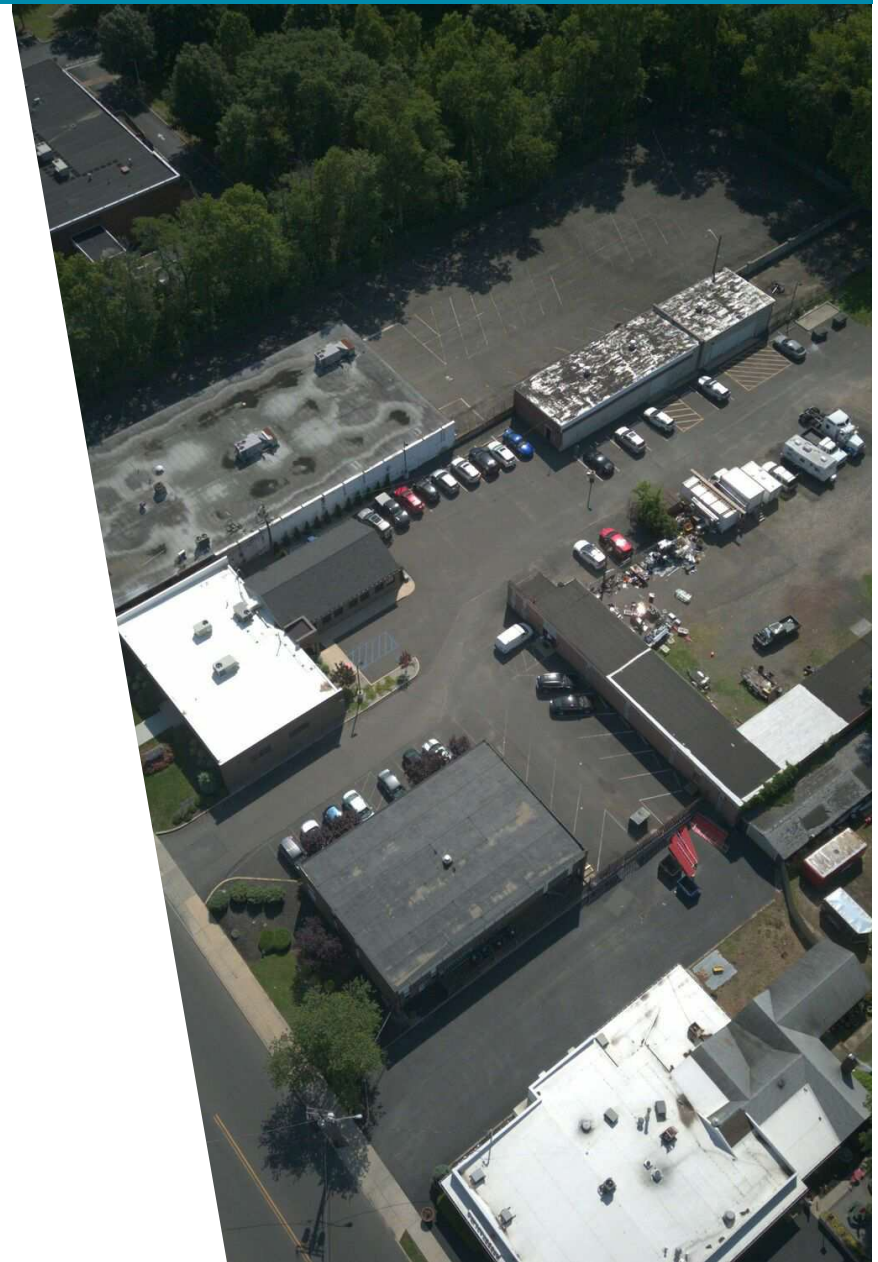
Binswanger is pleased to offer this triple-net investment opportunity in Hamilton featuring 9,700 SF of office and warehouse on 0.75 AC. The property consists of two separate buildings, leased by Ransom Consulting, LLC, off I-295 and serviced by accessible public transportation. This investment features an income-generating property with ample parking and a strategic location to major arteries across Mercer County.

PROPERTY HIGHLIGHTS

- 9,700 SF on .75 Acres
- 4,000 SF Warehouse (Concrete Block over Steel)
- 12'5" – 12'10" Clear Height
- Four (4) Drive-ins (1 – 9'10" x 9'10", 3 – 8'7" x 8')
- Twenty-one (21) Parking Spaces
- Utilities Provided by PSE&G
- Water & Sewage Provided by Hamilton Township WPCF Sewer Service
- Zoned CC- Community Commercial (Hamilton Township)
- Well situated on Hamilton Ave, a direct artery to the City of Trenton.

OFFICE HIGHLIGHTS

- 5,700 SF Office (Brick and Masonry Exterior)
- Central Air Conditioning and Gas Heating
- System 100% Wet Sprinkler System



RANSOM CONSULTING, LLC – PINCHIN COMPANY

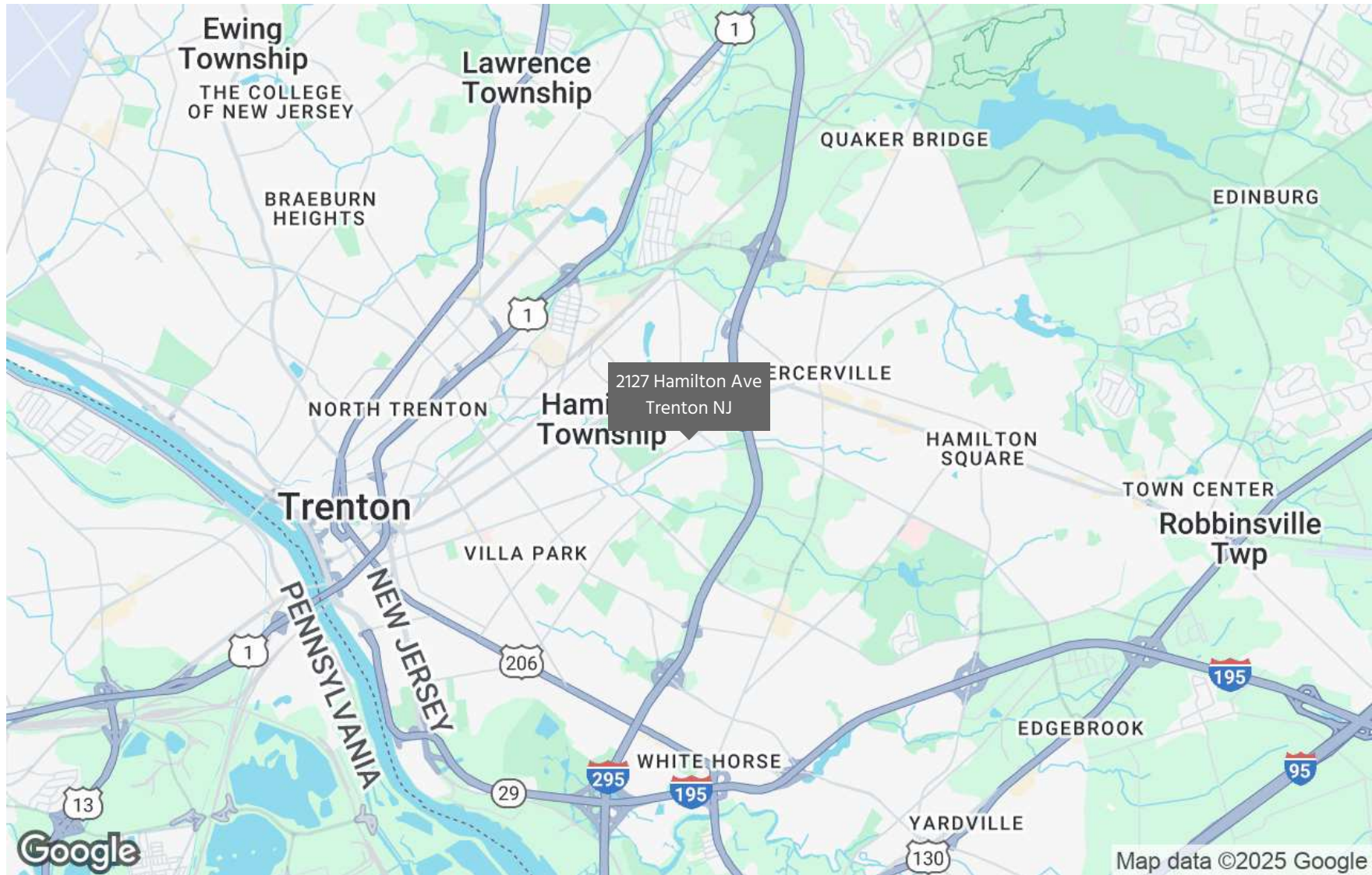
Ransom Consulting is a multi-disciplinary engineering and environmental services company, dedicated to providing value-added and resilient solutions through every phase of client projects.

In 2023, Pinchin acquired the firm, joining over 1000 staff across 50+ office in North America. The acquisition was part of their expansion into the northeast US market. Today, the firm has grown to over 60+ offices with over 40K projects completed for select clients.



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More Information](#)

REGIONAL MAP



TRENTON MARKET STATISTICS



INDUSTRIAL

Market Asking Rent:	\$10.44/SF
Annual Rent Growth:	2.33%
Vacancy Rate:	8.6%
Market Sale Price:	\$160/SF
Inventory SF:	44.5M

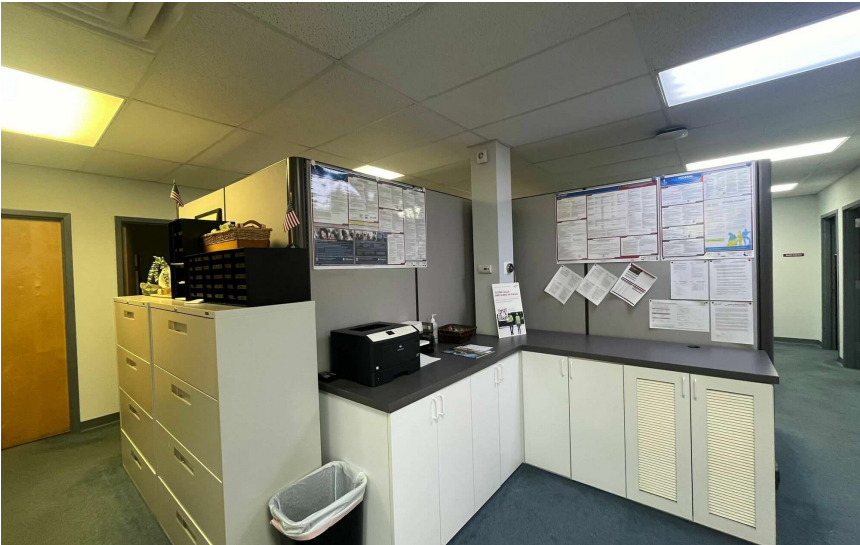
OFFICE

Market Asking Rent:	\$30.00/SF
Annual Rent Growth:	1.28%
Vacancy Rate:	10.2%
Market Sale Price:	\$159/SF
Inventory SF:	32.5M

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



NET OPERATING INCOME

LEASE TERM 3

PERIOD	ANNUAL BASE RENT	MONTHLY BASE RENT
March 31, 2025 - March 30, 2026	\$82,750.20	\$6,895.85
March 31, 2026 - March 30, 2027	\$85,232.71	\$7,102.73
March 31, 2027 - March 30, 2028	\$87,789.69	\$7,315.81

CURRENT NOI: \$82,750.20

3% ESCALATIONS, TRIPLE-NET SERVICE

SUMMARY OF OFFER PROCESS

OFFERING

Binswanger is advising Ownership regarding the disposition of the property located at 2127 Hamilton Avenue, Hamilton, NJ.

This Property is being offered to prospective purchasers through an offer process. The Property will be sold “as is, where is.” The Owner will consider all offers that comply with this Offering Procedure.

The Owner is under no obligation to accept the highest offer or any offer. To qualify for review of this offer, buyers must follow the provisions, requirements, terms, and conditions of this Offering Memorandum, including these instructions.

TERMS AND CONDITIONS

The Property will be sold based on a structured bid process. No asking price has been established; however, ownership reserves the sole and absolute right to accept or reject any and all bids. The successful offer will be selected based on a variety of criteria including, but not limited to; the offer price; contingencies and due diligence criteria, timeline to closing, deposit funds, including “at-risk” deposit at contract execution, proven ability, and prior success in closing on a transaction of this size.

This investment opportunity is being made to principals only and the offering price should be presented net of all transaction costs.

OFFERING PROCEDURE

All submissions must be in electronic form submitted to mtorsiello@binswanger.com.

Offers should be submitted in the form of a non-binding letter of intent and should specify the following:

- Offering Price
- Study Period (if any)
- Earnest Money Deposit
- Contingencies (if any)
- References
- Documentation of previously completed transactions
- Sources of Funds (Equity and Debt)
- Consents and/or approvals needed (if any)
- Any other information having a direct bearing on the buyer’s ability to close the proposed transaction
- Property inspections will be made by appointment only and arranged through Binswanger.

CONTACT



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