

For Lease
Office/Flex Space
4 Crossroads Drive, Hamilton, NJ



Lease Rate:

\$11.00/SF
plus operating
expenses

**Estimated Operating
Expenses:**
\$5.35/SF

**Currently
Fully Leased**

8,000 SF
with 6,125 SF Office
and
1,875 SF Warehouse
with one Drive in Door

- **Drive in doors: 12x16'**
- **Public Water & Sewer**
- **Zoned
Office/Research**
- **Single story flex type
building**
- **Ceiling heights: 20"**
- **Convenient to I-195,
NJ Turnpike and
Route 130**

Contact: Gerard Fennelly

www.Fennelly.com | **609.520.0061** | Fennelly@Fennelly.com

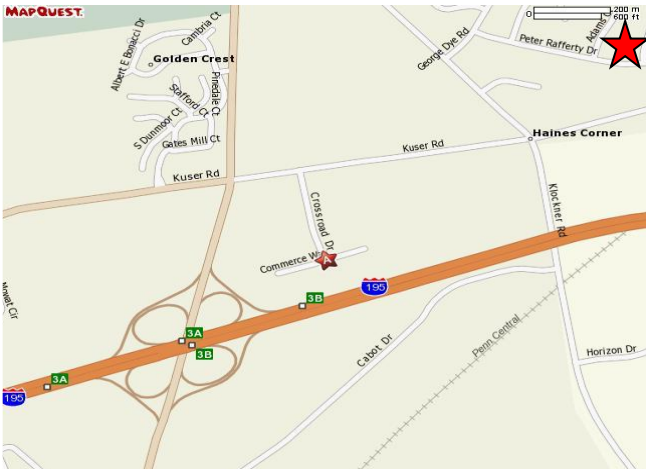
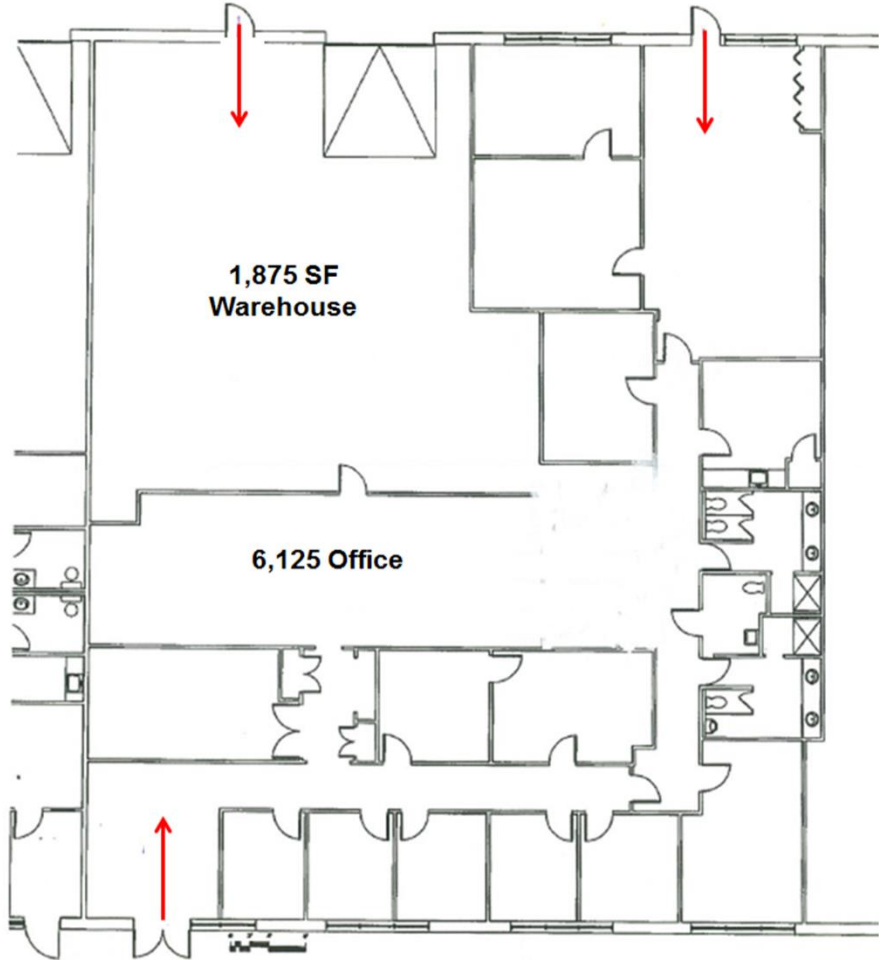
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4 Crossroads Expenses for 2016

HVAC Repair	\$4,000.00
Insurance	20,000.00
Management	10,900.59
Utilities	3,134.33
Supplies	974.25
Repairs and Maintenance	2,339.32
R.E. Tax	102,779.04
Security	3,887.06
Water & Sewer	4,667.60
Waste Removal	3,294.72
Permits, Fees	144.00
Landscaping/ Snow Removal	25,000.00
Total Expenses	\$181,120.32



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