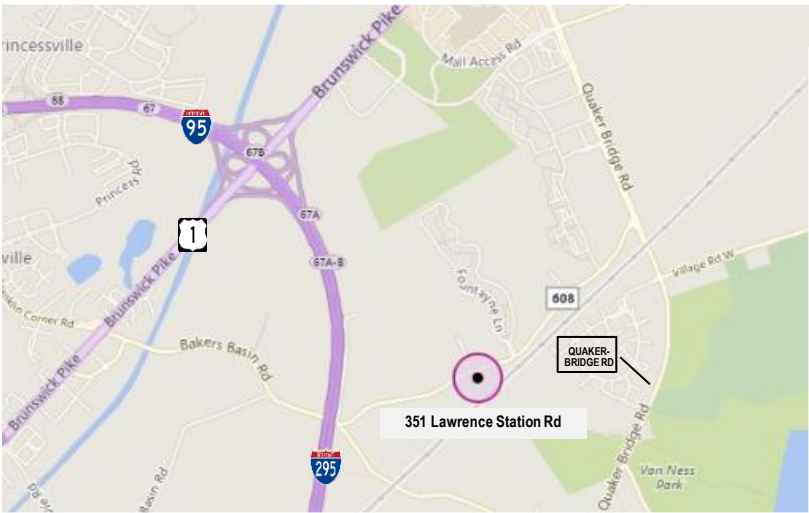




**LEASE**  
**351 Lawrence Station Road, Lawrenceville NJ 08648**



**8,000 SF**

- Lease: \$18.00/SF, gross
- Building: 8,000 SF; Vacant; Includes 500 SF Office
- Lot Size: 2.488 Acres
- 4 Roof mounted Gas Fired Package units, heating & cooling
- 23 ESREX per year
- City Water and Sewer
- Solar installed throughout roof
- Detached 2-Family Home:  
Unit 1: 4 Bedrooms, 2.5 Baths; Unit 2: 1 Bedroom, 1 Bath.
- Parking: 48 cars
- Backup Generator – natural gas
- Taxes: \$27,457.25
- Easy Access to Rt. 1 & I-95 → PA

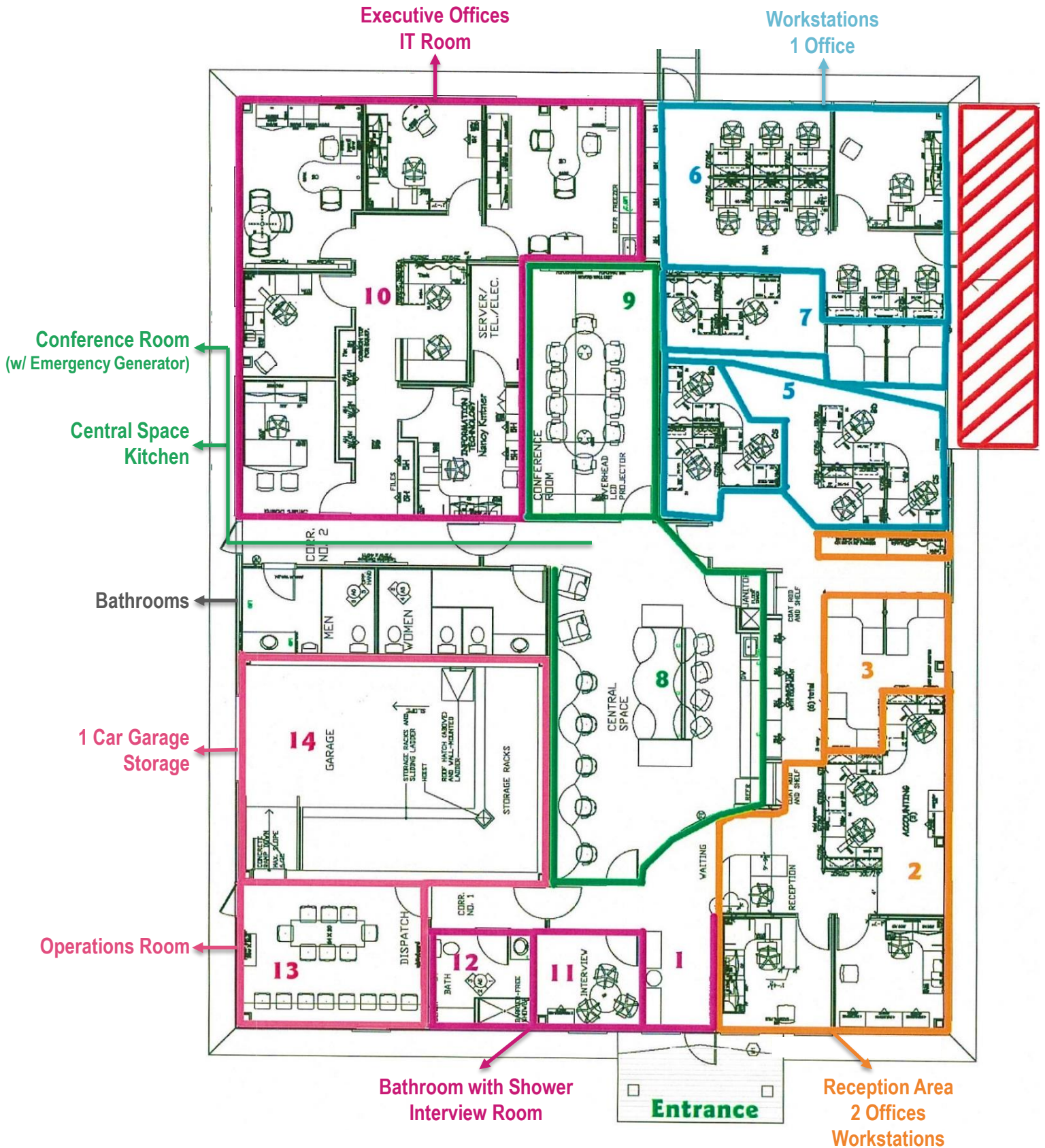
**BOMA International Design Award 2007**

**Contacts: Jerry Fennelly, Matthew Fennelly**  
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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

# 351 Lawrence Station Road, Lawrenceville NJ



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