



FOR SALE:

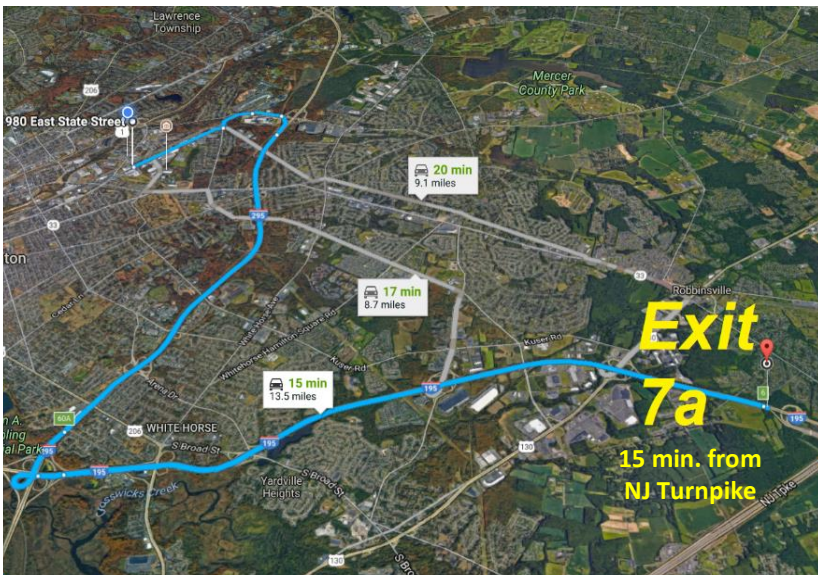
78,000 SF on 6 Acres
at 'Mercer Industry Cluster'
\$4,250,000

1980 East State Street, Hamilton, NJ



FOR LEASE:

- **25,000 SF w/ 4 loading docks:**
Lease \$4.25/SF/NNN plus Op. Expenses (\$3.09/SF, 2017)
- **17,000 SF 2nd Floor/Mezzanine:**
Lease \$2.75/SF/NNN plus Op. Expenses (\$3.09/SF, 2017)
- **Warehouse: Heated, Sprinklered and Well Lit with Ample Light Fixtures and Windows Providing Natural Light**
- **Ceiling Height: 16'**
- **Column Spacing: 30' x 40'**
- **Loading Docks: 5**
- **Power: 400a/480v, 3Ph**
- **Gas, Sewer-City, Water, City**
- **Land area: 6.05 AC**
- **Rail Spur Opportunity**
- **Located in Central New Jersey, 1 mile of Routes 33, 95, 295 & Route 1 Corridor**
- **Easy access to PA and NJ**



Contacts: Jerry Fennelly, Tom Barbera

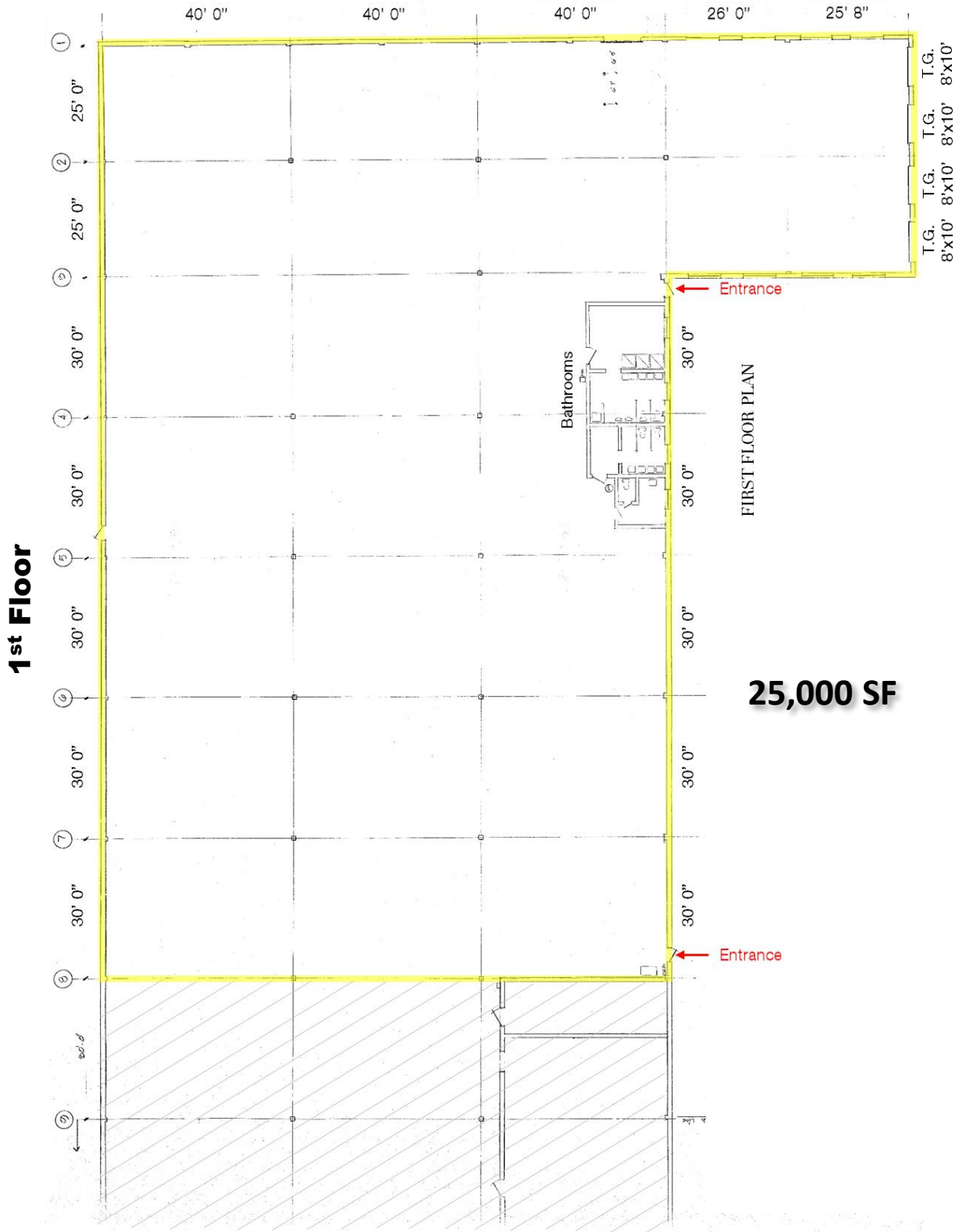
www.Fennelly.com | **609.520.0061** | Fennelly@Fennelly.com

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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.

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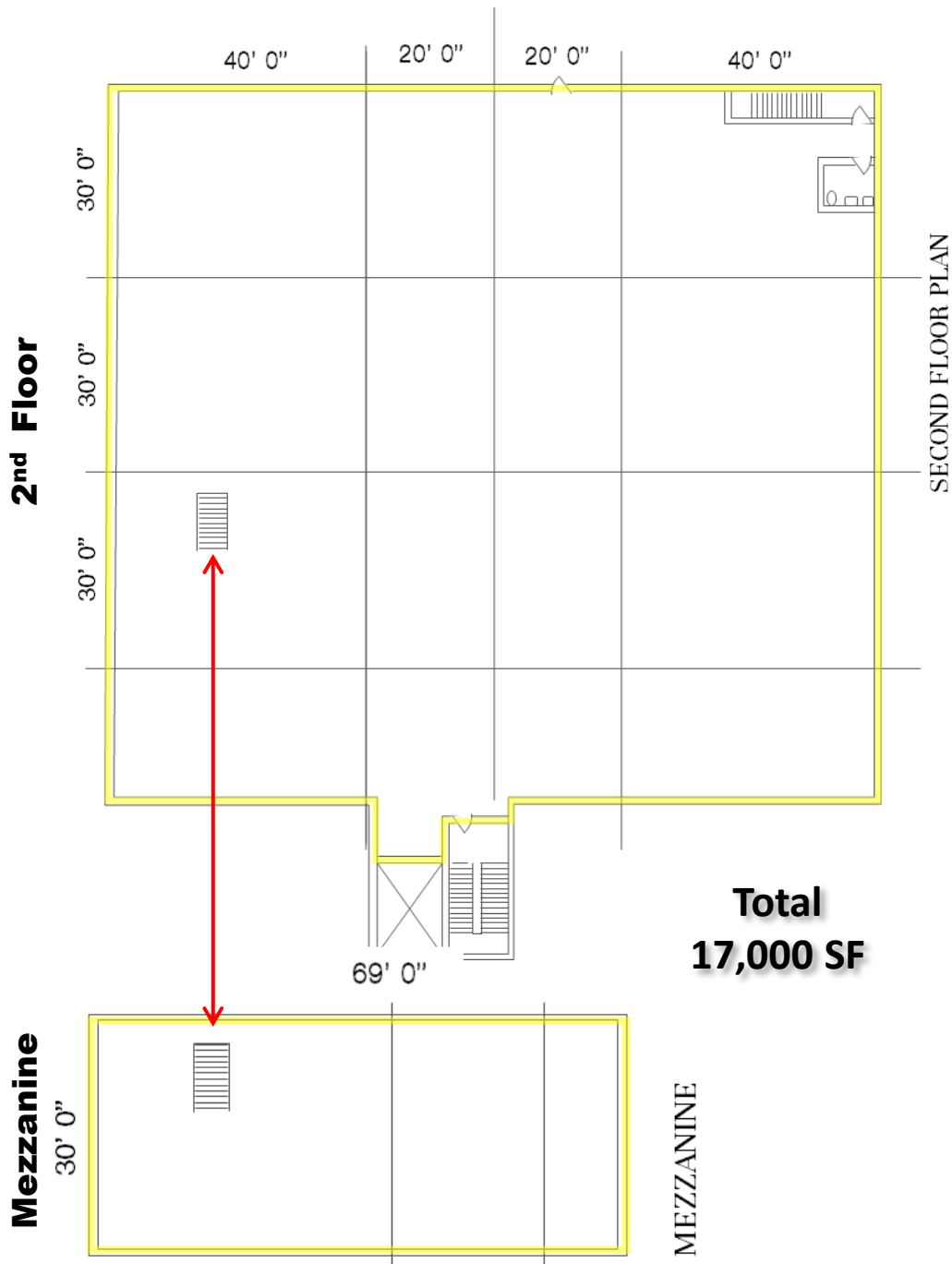


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