

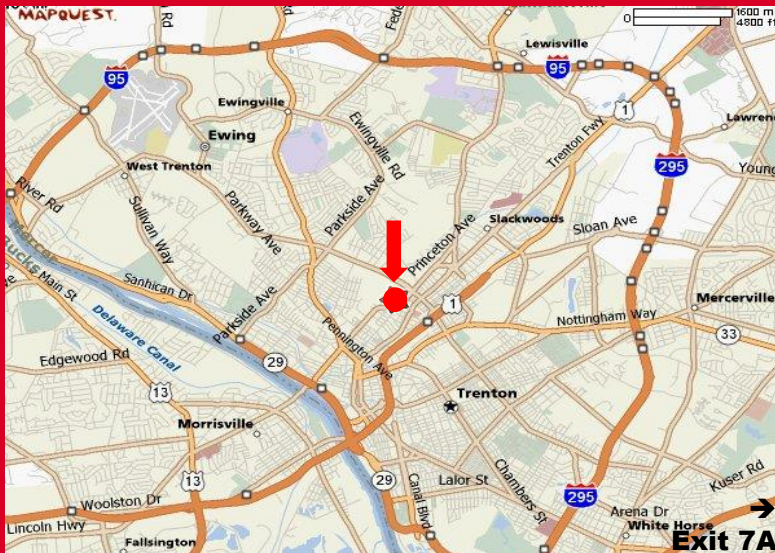
**FOR LEASE**

# PRINCESS DIANA LANE CENTRE

25 Princess Diana Lane, Ewing, NJ



25 Princess Road is an Office – Warehouse – Manufacturing building, about 50 to 70 years old. The site is in good shape.



**FOR LEASE**

Immediately Available:

- 36,000 SF Warehouse/Office - divisible to 5,000 SF
- 10,000 SF Office, divisible
- 23,000 SF 1<sup>st</sup> Floor Warehouse/Manufacturing

Rental Rate:

- \$4.25 SF Warehouse + OpExp
- \$9.00 SF Office + OpExp
- Est. Op. Expenses: \$2.00/SF
- 1-Story Building: 84,602 SF
- 2,400 Amps divided to 1,200 A
- Height: 10-16' clear
- Sprinkler: Wet System
- Heat: Gas Fired
- Sewer/Water: City
  
- Located in Ewing NJ, Mercer County, distance to:
- Route US-1: 0.8 mi;
- Route 31: 1.2 mi;
- Downtown Trenton: 1.8 mi;
- W.Trenton Train Stn: 2.5 mi;
- Trenton Mercer Airport: 6mi
- Route I-195/I-295: 6-8 mi;
- Route I-95 Exit 3: 7.5 mi.

**Contacts: Jerry Fennelly, Patrick Dintrone**

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.

FOR LEASE

# PRINCESS DIANA LANE CENTRE

25 Princess Diana Lane, Ewing, NJ



Property is ideal for Warehouse and/or Manufacturing Use



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