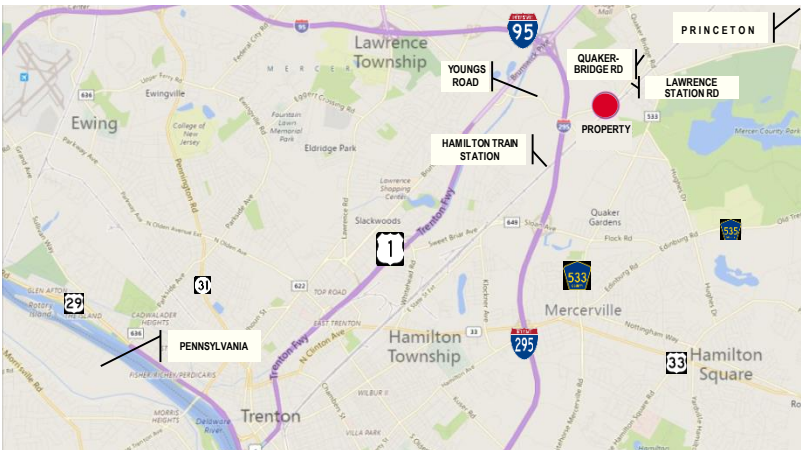




351 Lawrence Station Road Lawrenceville NJ 08648



9,000 SF

Sales Price: \$1,450,000

- **PROPERTY VACANT**
- **Office Building: 9,000 SF**
- **4 Roof mounted Package units, heating and cooling**
- **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**
- **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

- Lot: 2.488 Acres
- Block: 4102
- Lot: 3.01
- Taxes: \$27,457.25
- Zoning: I-1
- approx. 8,000 SF Office Building with a 2-family attached house
- Lawrence Twp., Mercer County
- BOMA International Design Award: awarded for outstanding contributions to reducing greenhouse gas emissions by promoting energy management in commercial buildings

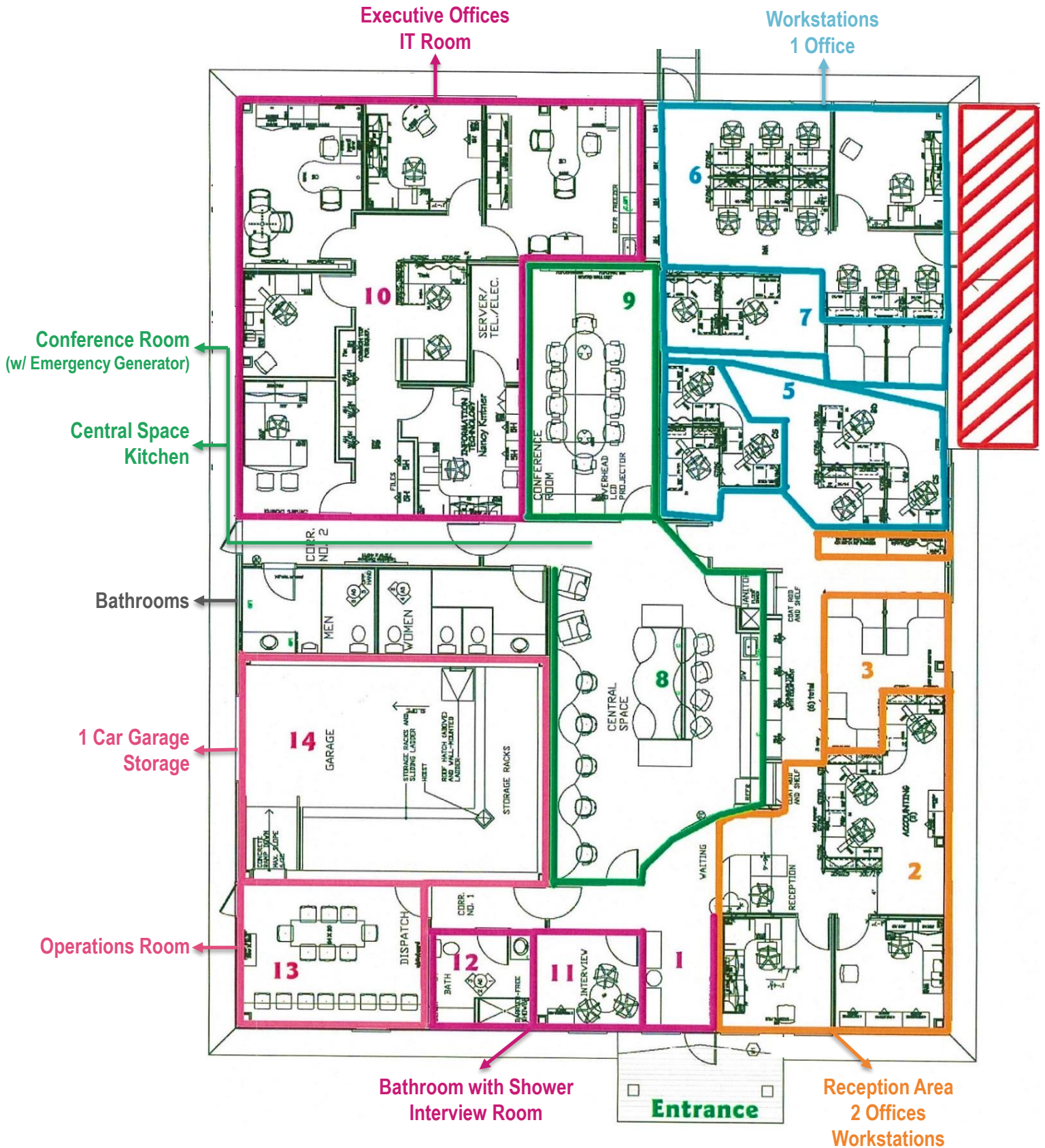


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