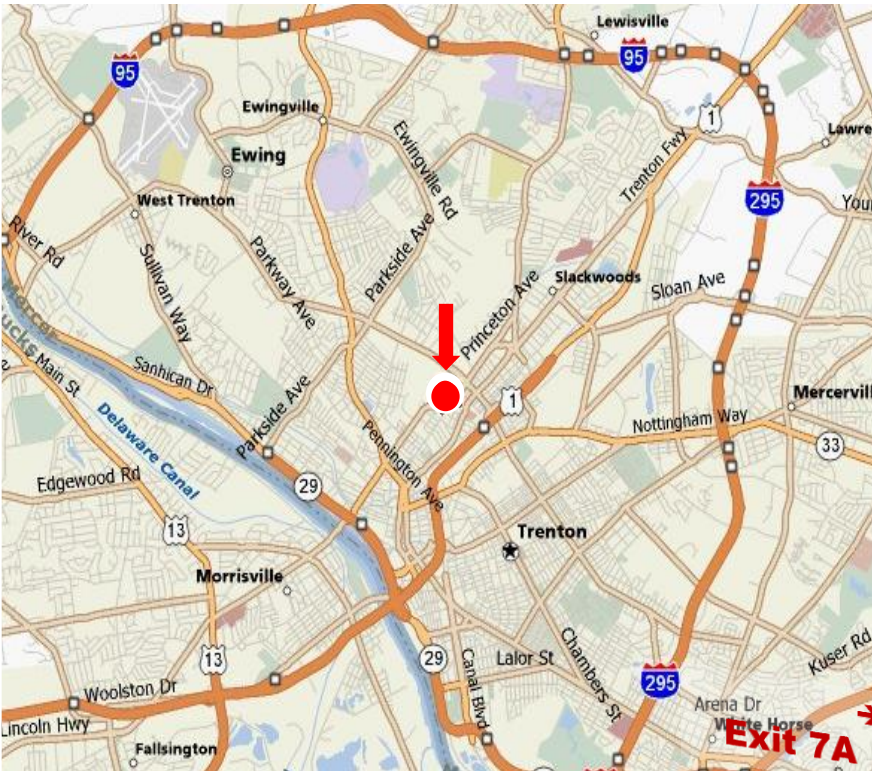


**FOR SALE**

# PRINCESS DIANA LANE CENTRE

25 Princess Diana Lane, Ewing, NJ



**SALE**

**Price: \$1,450,000**

- Single Story Building
- Total Bldg: 84,602 SF
- Acreage: 6.64 AC all paved
- Power: 2,400 Amps divided to 1,200 Amps
- Zoning: IP2
- Height: 10-16' high
- Township Bldg.Coverage: 50%
- Current Bldg.Coverage: 35%
- Sprinkler: Wet System
- Heat: Gas Fired
- Sewer/Water: City

- Located in Ewing NJ, Mercer Co., 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  
Hamilton TrainStation: 4 mi  
Route I-195/I-295: 6-8 mi;  
Rt. I-95, NJ Turnpike:  
Exit 7A 12 mi

**Property is ideal for  
Warehouse and/or  
Manufacturing Use**

**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 SALE**

# PRINCESS DIANA LANE CENTRE

25 Princess Diana Lane, Ewing, NJ

## Tenant Rent Roll

SF	Building	Tenant Name	Lease Term/Date	Annual Rent	Extras
35,766	A	Boehm Showroom	07/01/16-06/30/18	\$72,000.00	Utilities
1,300	A	John Nicolai	Month-to-Month	\$6,570.00	---
6,524	A	Sierra Steel	Month-to-Month	\$21,200.00	Own Meter
3,800	B	Anbakam Metals LLC	12/10/17 - 11/30/19	\$21,000.00	Prorate Utilities
10,000	B	Blue Stone	Month-to-Month	\$20,000.00	Utilities
5,500	B	Sylla Trucking	06/01/09 – 05/31/18	\$22,000.00	Utilities
1,620	Free Standing	Williams, BAS Constr.	Month-to-Month	\$7,290.00	Utilities
2,240	Free Standing	Majesty Shipping	11/01/11 - 11/30/18	\$9,520.00	---
13,500	B	VACANT - 6,750 SF 1 <sup>st</sup> Floor & 6,750 SF 2 <sup>nd</sup> Floor		\$61,425.00	
2,342	B	VACANT		\$10,539.00	
1,260	A	VACANT - Office		\$12,600.00	
750		VACANT (Boiler Room)			
84,602			Projected Total:	\$264,144.00	

25 Princess Road is an 84,602 SF office, warehouse & manufacturing building about 50-70 years old. The site is in good shape. The property can be sold to a user or an investor.



Taxes: \$64,000  
Insurance: \$32,000  
\$96,000

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