

# “Arts, Sports and Entertainment Factory”



**200 Whitehead Road, Hamilton, NJ 08619**

**Warehouse Property → Successfully Converted To Modern Offices**

**Great Concept: highly flexible spaces that can be adapted for practically any purpose**

## **PRESENTLY AVAILABLE UNITS:**

- **Suite 206: 1,750 SF Office/Warehouse, with one Loading Dock**
- **Suite 211: 3,100 SF, Office**
- **Suite 213: 1,250 SF, Office**
- **Suite 214: 750 SF, Loft Style Office, 2<sup>nd</sup> Floor**
- **Base rent \$8.00/SF plus CAM \$3.10/SF**
- **Total Building size: 46,000 SF**
- **Newly Constructed Space**
- **Two Story-Building, 14 foot ceilings**
- **Restrooms & Kitchen facilities within most suites**
- **Drive-in Doors and Loading Docks available to Tenants**
- **Convenient to Route 1 & Hamilton Train Station**



**Contacts: Jerry Fennelly, Matt Fennelly**

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Commercial Real Estate Services, Worldwide.

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.

# "Arts, Sports & Entertainment Factory"

200 Whitehead Road, Hamilton, NJ

## Floorplan Building A

### Building A, 1<sup>st</sup> Floor



### Suite 206

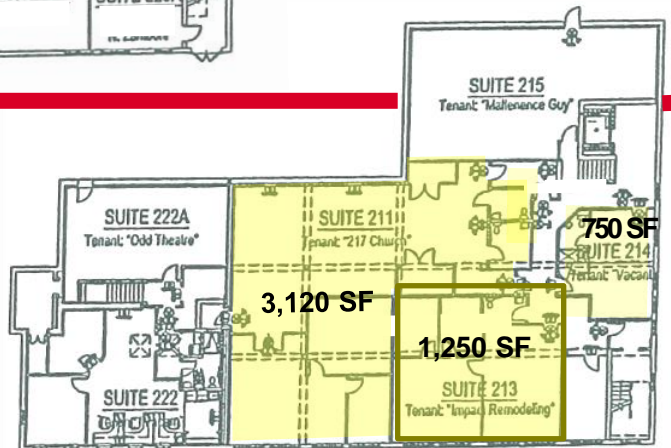
1,750 SF  
Office/Warehouse

### Suite 209

5,000 SF Warehouse

### Building A, 2<sup>nd</sup> Floor

- Suite 211**  
3,120 SF Office Space
- Suite 213**  
1,250 SF, Office Space
- Suite 214**  
750 SF, Loft Style Office



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