

For Lease
Office/Flex Space
4 Crossroads Drive, Hamilton, NJ



Lease Rate:

Suite 108:
\$11.00/SF
plus operating expenses

Estimated Operating Expenses: \$5.35/SF

Available immediately

Suite 108 - 8,000 SF
with 6,125 SF Office
and
1,875 SF Warehouse
with one Drive in Door

- **Drive in doors: 12x16'**
- **Public Water & Sewer**
- **Zoned Office/Research**
- **Single story flex type building**
- **Ceiling heights: 20''**
- **Convenient to I-195, NJ Turnpike and Route 130**

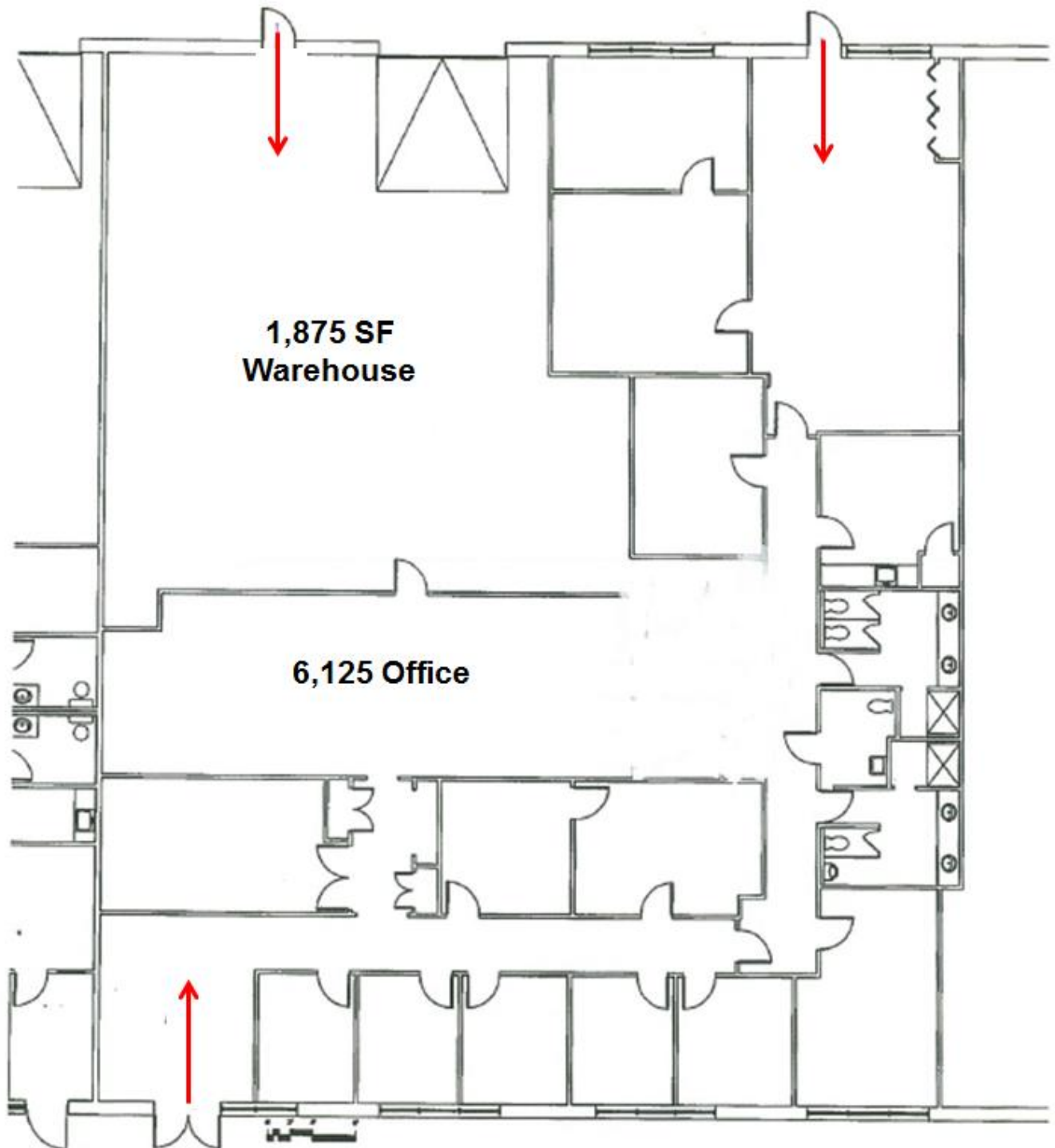
Contact: Gerard Fennelly

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

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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.

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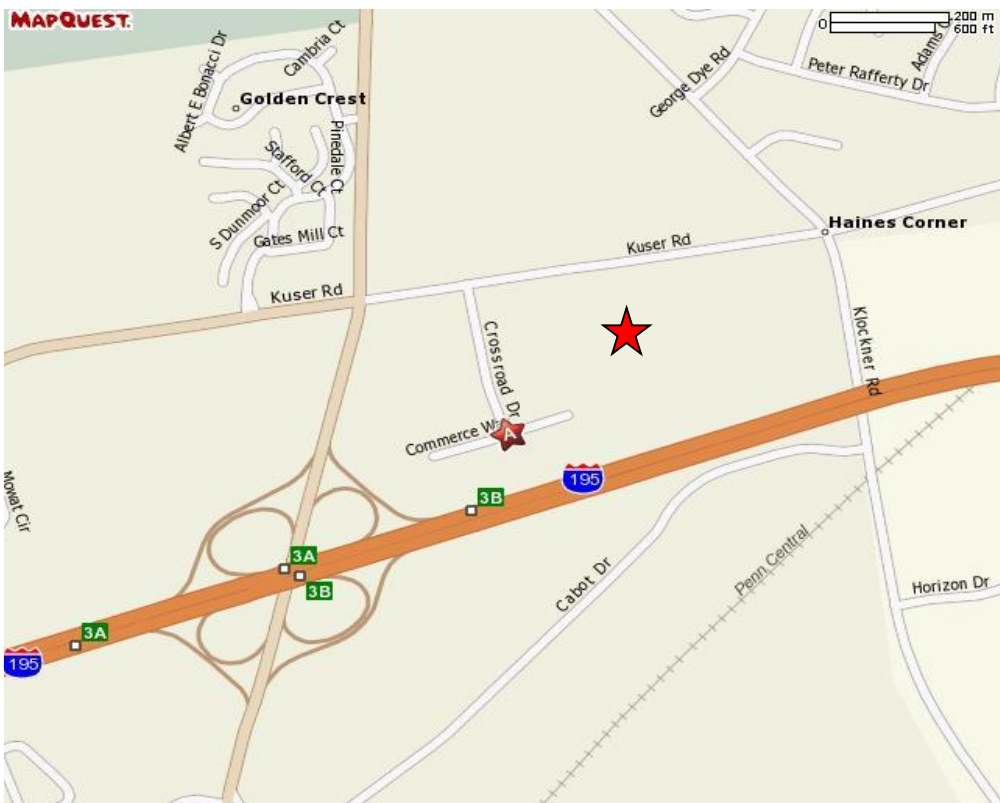
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4 Crossroads Expenses for 2016

HVAC Repair	\$4,000.00
Insurance	20,000.00
Management	10,900.59
Utilities	3,134.33
Supplies	974.25
Repairs and Maintenance	2,339.32
R.E. Tax	102,779.04
Security	3,887.06
Water & Sewer	4,667.60
Waste Removal	3,294.72
Permits, Fees	144.00
Landscaping/ Snow Removal	25,000.00
Total Expenses	\$181,120.32

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