

**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**

Vacant

Immediately Available:

Warehouse/  
Office/Manufacturing

**2,342 SF**

and

**13,500 SF**

6,750 SF on 1<sup>st</sup> & 2<sup>nd</sup> floor,  
divisible

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**

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Commercial Real Estate Services, Worldwide.

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Property is ideal for Warehouse and/or Manufacturing Use



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