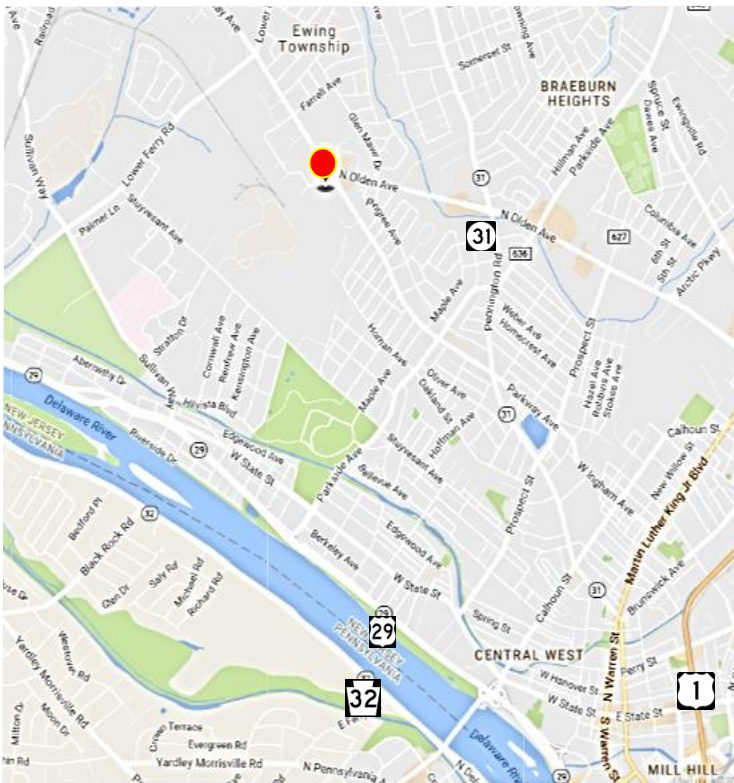




## 20 Lexington Avenue, Ewing NJ



### Lease - Industrial Property 3,000 SF

- Office: 1,000 SF
- Warehouse: 2,000 SF
- 16' Ceilings
- 10x12' Drive-in door (1)
- Building is fully sprinklered
- Lease: \$6.50/SF plus operating expenses and utilities
- Estim. Operating Expenses: \$3.00/SF
- Ewing Township Mercer County
- Close to major highways

**SUITABLE FOR WAREHOUSING,  
LIGHT MANUFACTURING, OFFICE**

**Contact: Jerry Fennelly, Tom Barbera**

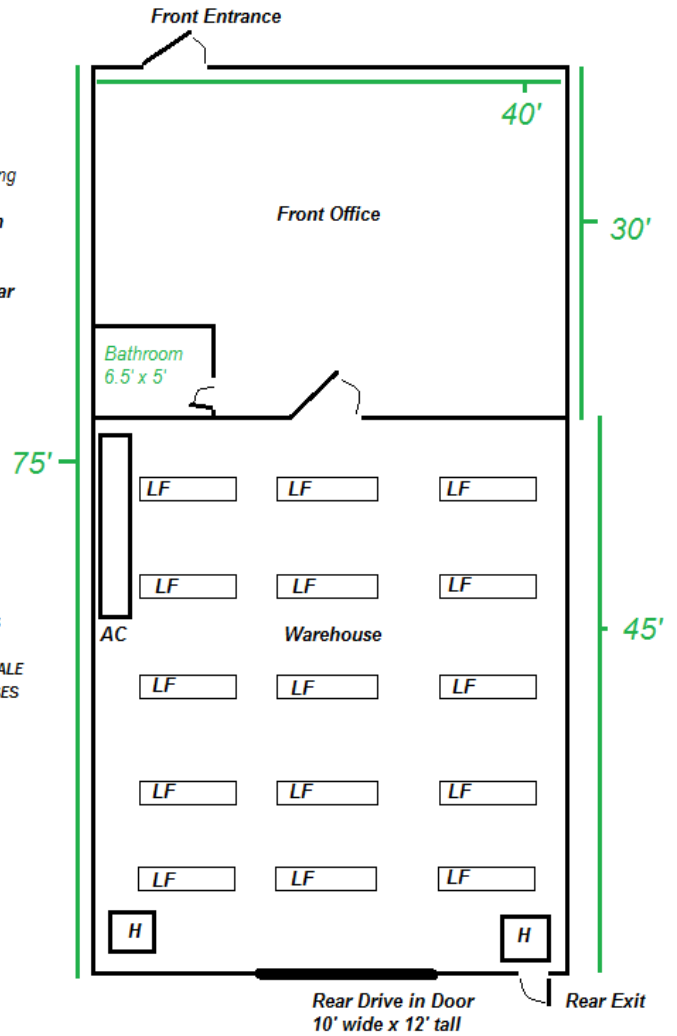
[www.Fennelly.com](http://www.Fennelly.com) | 609.520.0061 | [Fennelly@Fennelly.com](mailto:Fennelly@Fennelly.com)

# 20 Lexington Avenue, Ewing NJ 08618



- Notes**
1. LF: Light Fixture
  2. AC: Air conditioning
  3. H: Space Heaters
  4. Sprinkler System Throughout (Wet)
  5. Ceiling height in warehouse ~16' clear

ALL MEASUREMENTS APPROXIMATE NOT NECESSARILY TO SCALE FOR VISUAL PURPOSES ONLY



**Contact: Jerry Fennelly, Tom Barbera**

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**NAI Fennelly**  
Commercial Real Estate Services, Worldwide.

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