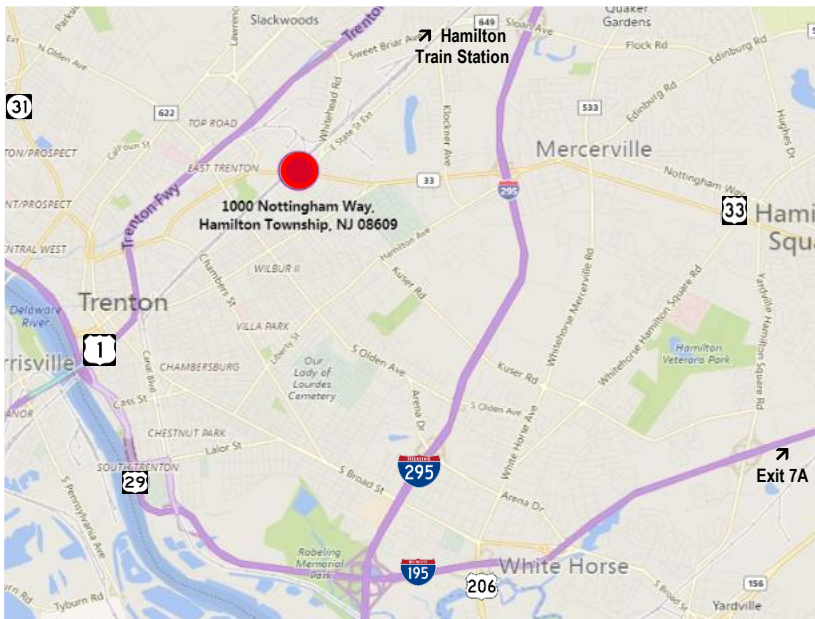


1000 Nottingham Way, Hamilton NJ



Sale: Warehouse Facility - 32,700 SF



Sales Price \$1,875,000

**Warehouse 26,000 SF
Office 6,700 SF**

- Ideal for Owner Occupants
- Climate controlled prod. rooms
- Wet and dry labs, ample power, HVAC and ventilation
- 80 car parking, fenced
- 21 foot clear ceilings
- 1,200 amps of power to the building; Electricity/Power - PSE&G
- Brand new transformers and meters from PSE&G; 12 rooftop HVAC units;
- Two Tailboards for loading
- Wet sprinklers with off-site monitoring by ADT
- Taxes: \$34,989 (1.07/SF)
- Just off Route 1, with proximity to I-95 & I-295. 15 min. from Princeton and 5 min. to Hamilton Train Station

Contacts:

Gerard Fennelly, Tom Barbera, Matt Fennelly

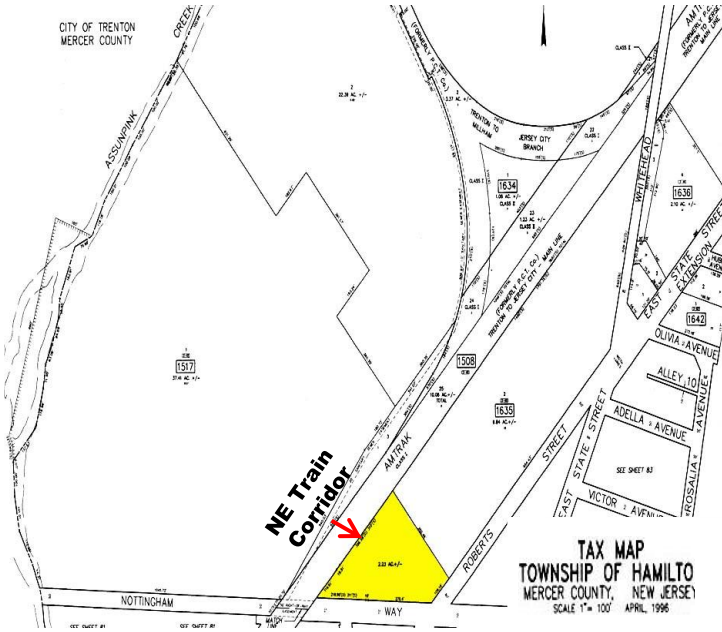
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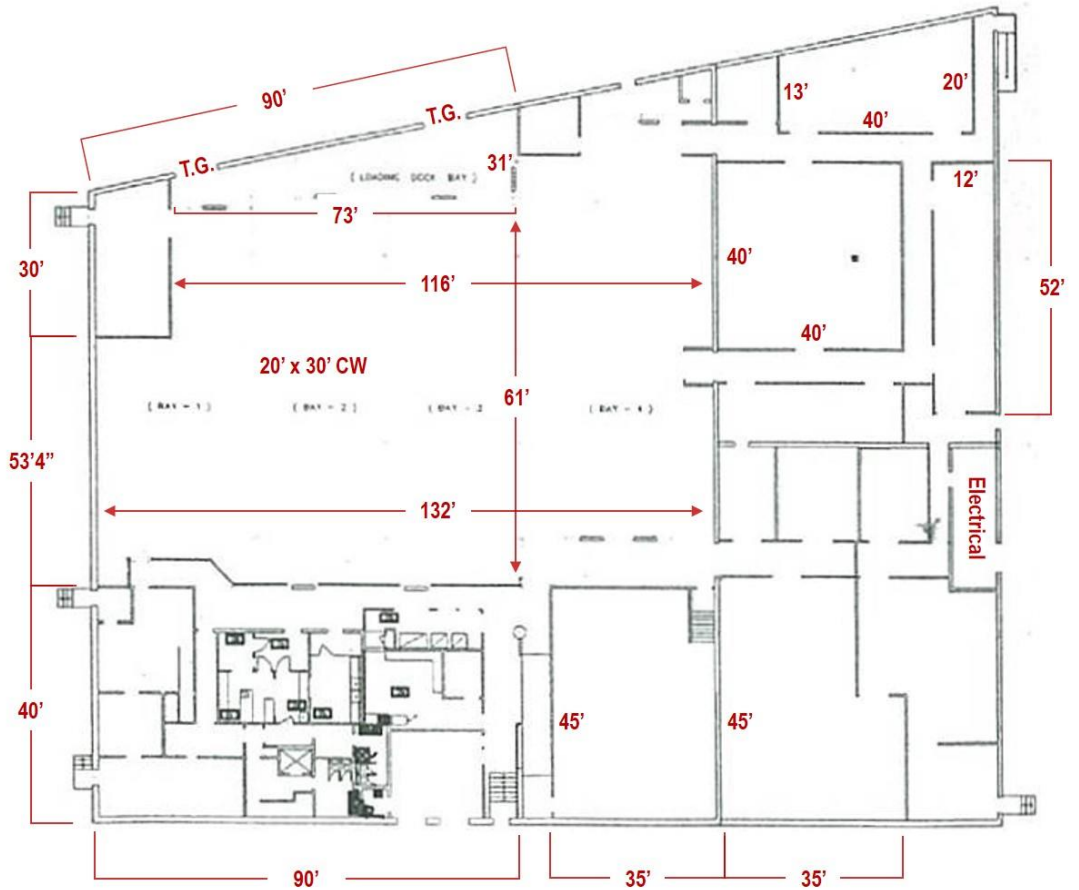
Commercial Real Estate Services, Worldwide.

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.

1000 Nottingham Way, Hamilton NJ



2.28 Acres | Zoned Industrial



Contacts:
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