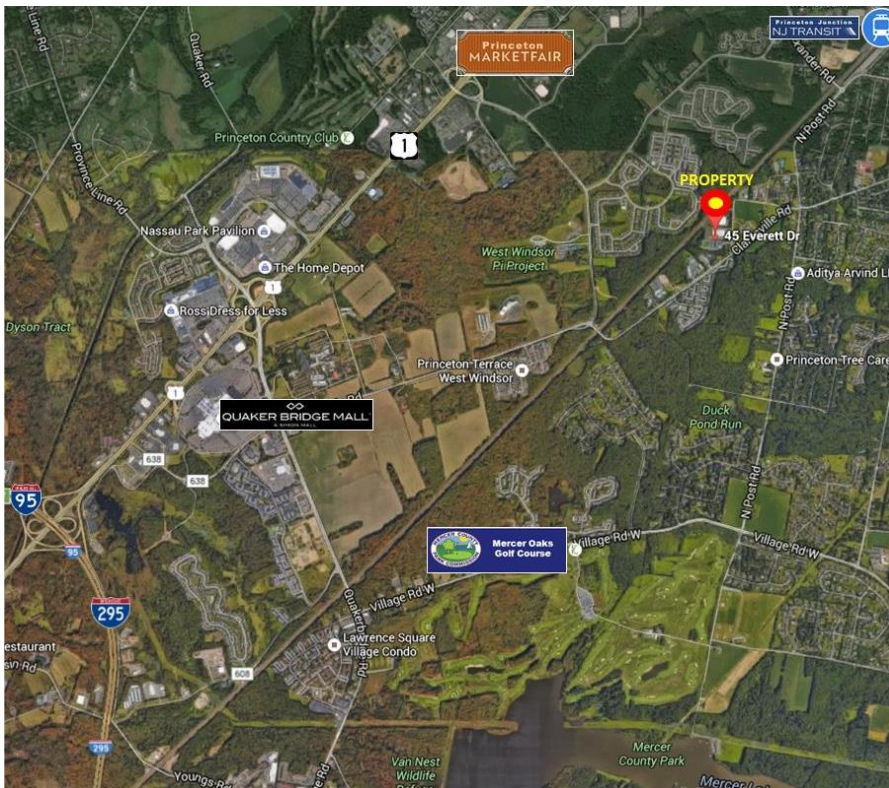




OFFICE / SPORTS WAREHOUSE

45 Everett Drive, Princeton Junction, NJ



4 SUITES CONTIGUOUS:
18,695 SF

Lease: \$6.50 SF plus operating expenses and utilities (est. \$3.05/SF)

LEASE UNITS INDIVIDUALLY:

- Suites 102 + 112: 9,820 SF
Not divisible; available July 2017 (1 drive in door, loading dock).
- Suite 113: 5,675 SF ; available June 2017, two drive-in door, one loading dock.
- Suite 101: 3,200 SF (drive in door).
- Lease: \$7.00 SF plus operating expenses + utilities (est. 3.05/SF).
- Gas fired heat.
- Ceiling 18'6"
- Parking: 2 spaces/1,000 SF.
- Close to Route 1, I-95, I-295, Rt. 571, Quakerbridge Rd; convenient to post office, shopping malls, dining, theatres, hotels, golf, park, medical , Train Station, etc.

Contacts: Jerry Fennelly, Tom Barbera

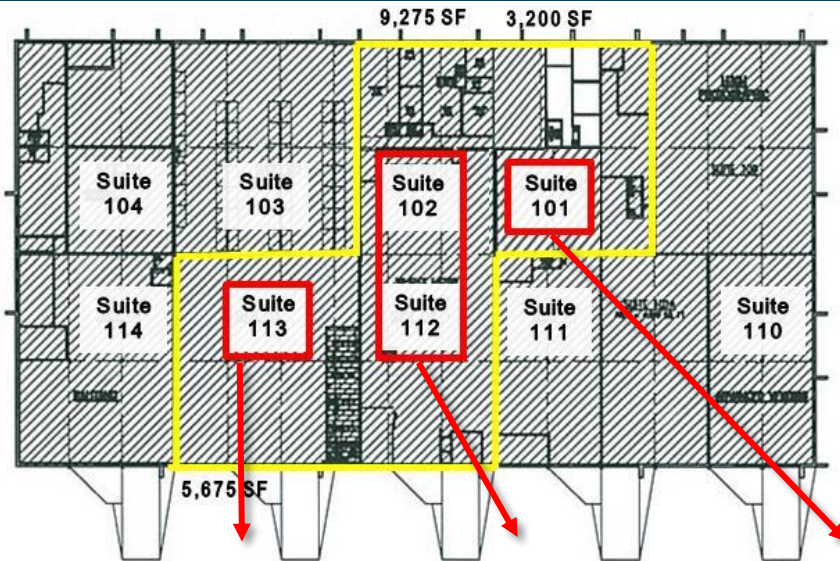
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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

45 Everett Drive, Princeton Junction, NJ 08550

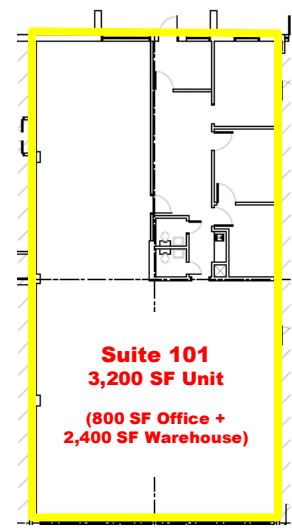
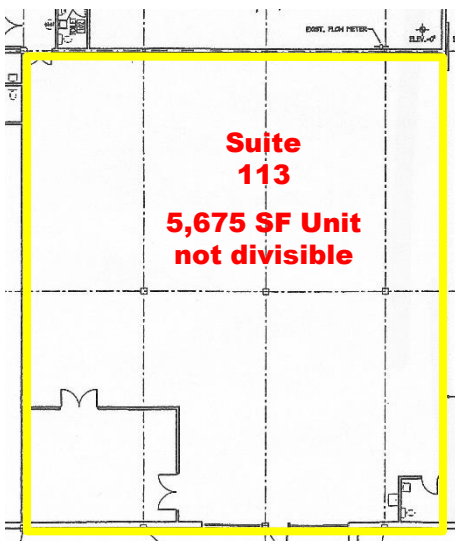
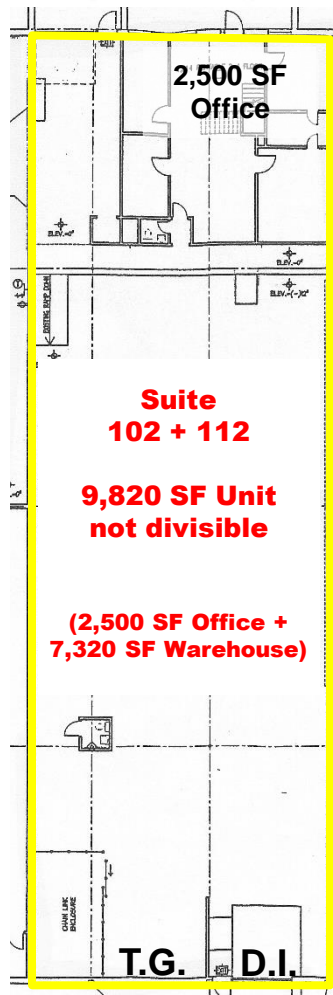


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