

FOR LEASE

PRINCESS DIANA LANE CENTRE

25 Princess Diana Lane, Ewing, NJ 08638



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:

2,650 SF

**Warehouse/
Office/Manufacturing**

9,000 SF

**2,500 SF 1st Fl, drive in
6,500 SF 2nd Fl, divisible**

36,700 SF

**1 Loading Dock, 3000 amps,
Vacant by 8/1/2018**

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

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

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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.

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Property is ideal for Warehouse and/or Manufacturing Use



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