

# 425

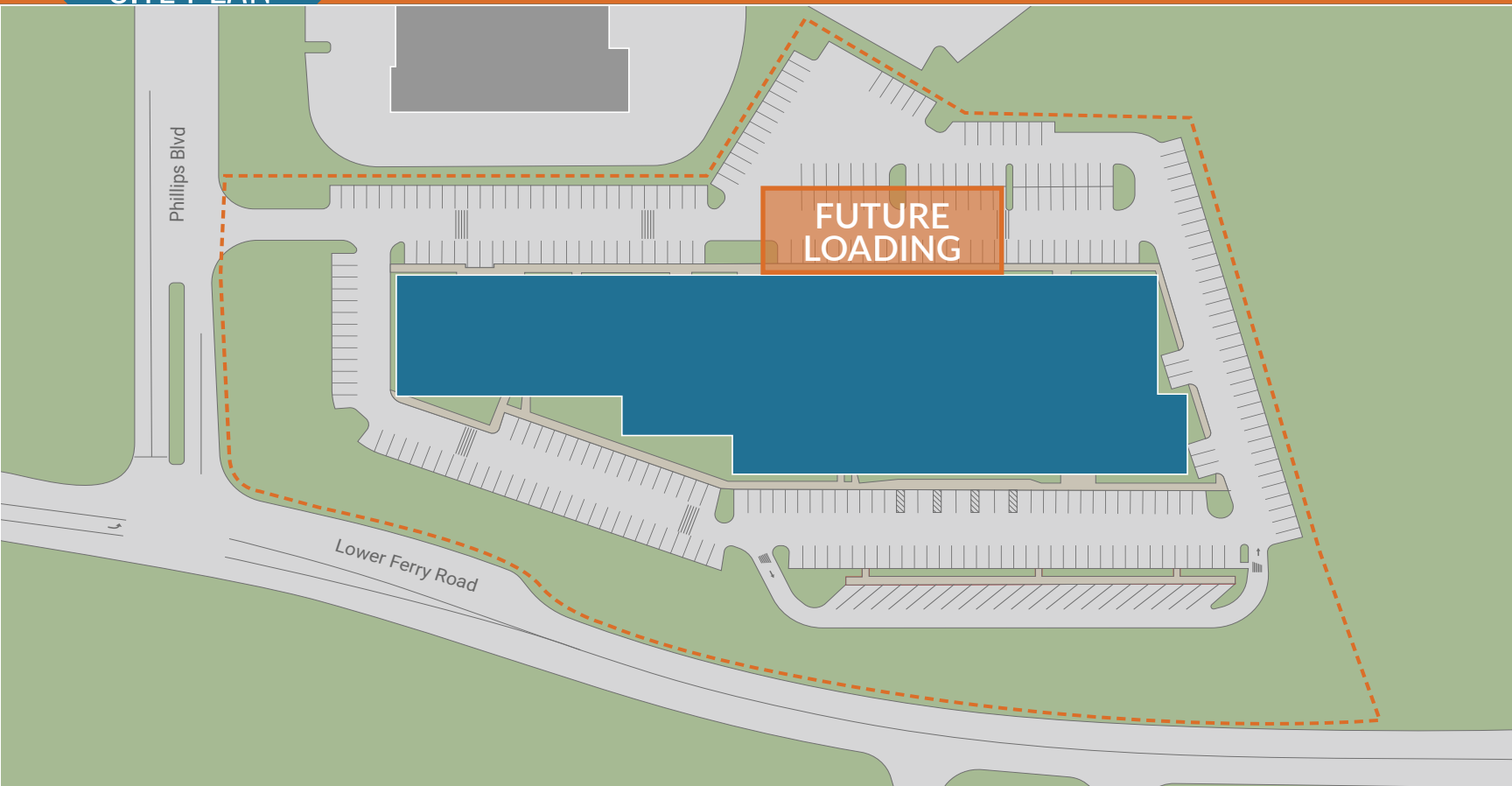
## PHILLIPS BOULEVARD

Ewing | New Jersey

**FOR LEASE** 72,000 SF  
FLEX / INDUSTRIAL BUILDING



## SITE PLAN



### PROPERTY SPECS



**72,000 SF**  
Available Space



**225.02/52**  
Block/Lot



**6.58 Acres**  
Lot Size



**1994**  
Built



**2017-2021**  
Renovated



**16'**  
Clear to the Deck



**Fully Sprinklered**



**Fully Air Conditioned**  
HVAC



**Full Building**  
Generator



**330 spaces**  
Car Parking

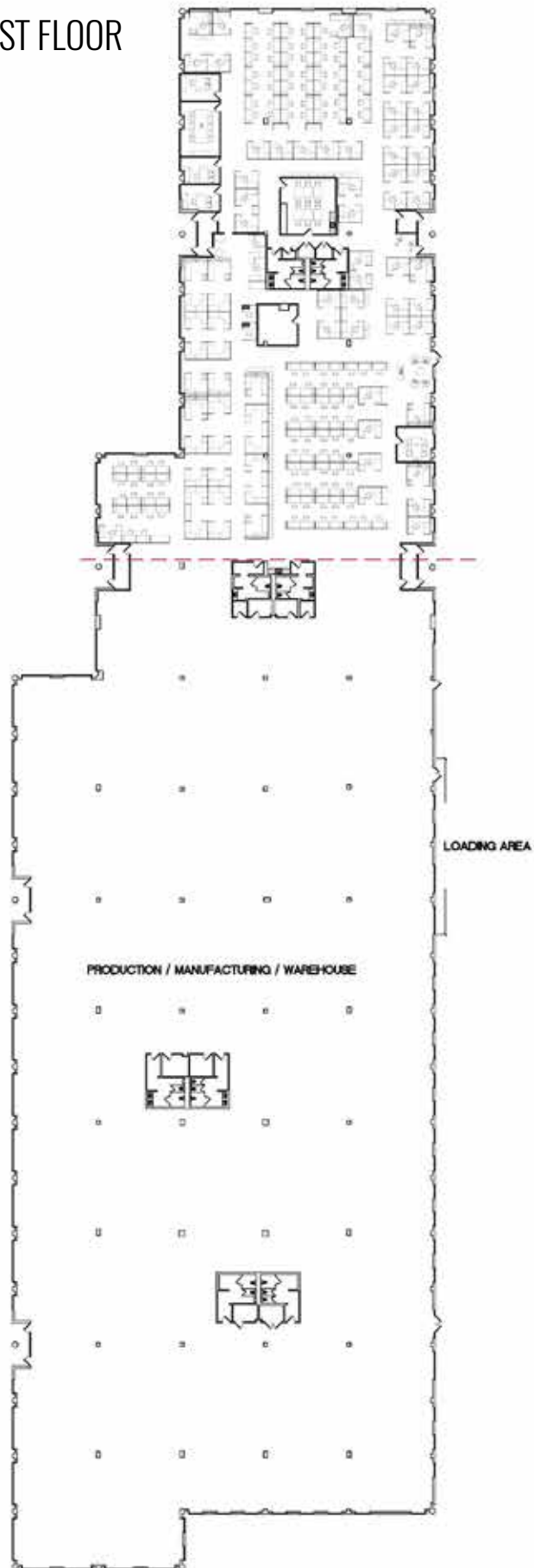


**IP-I Industrial**  
Zoning



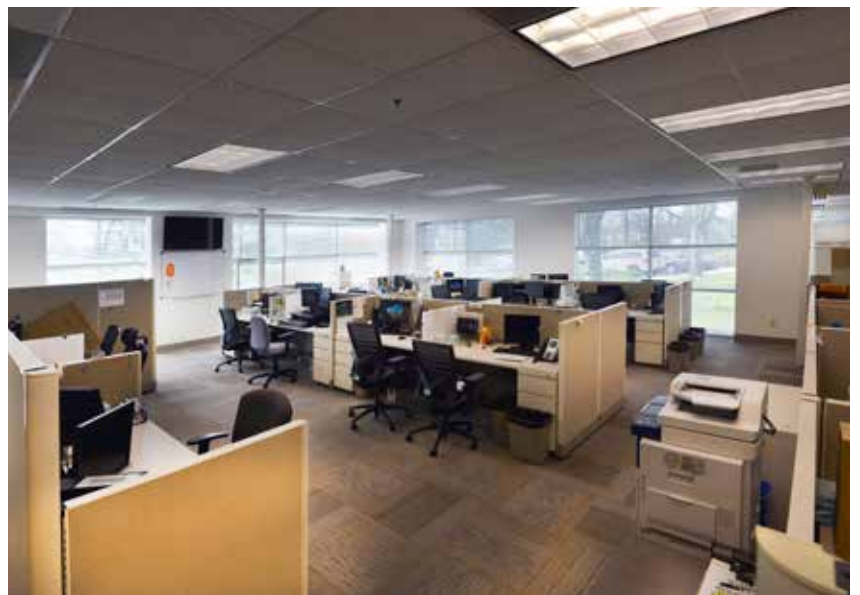
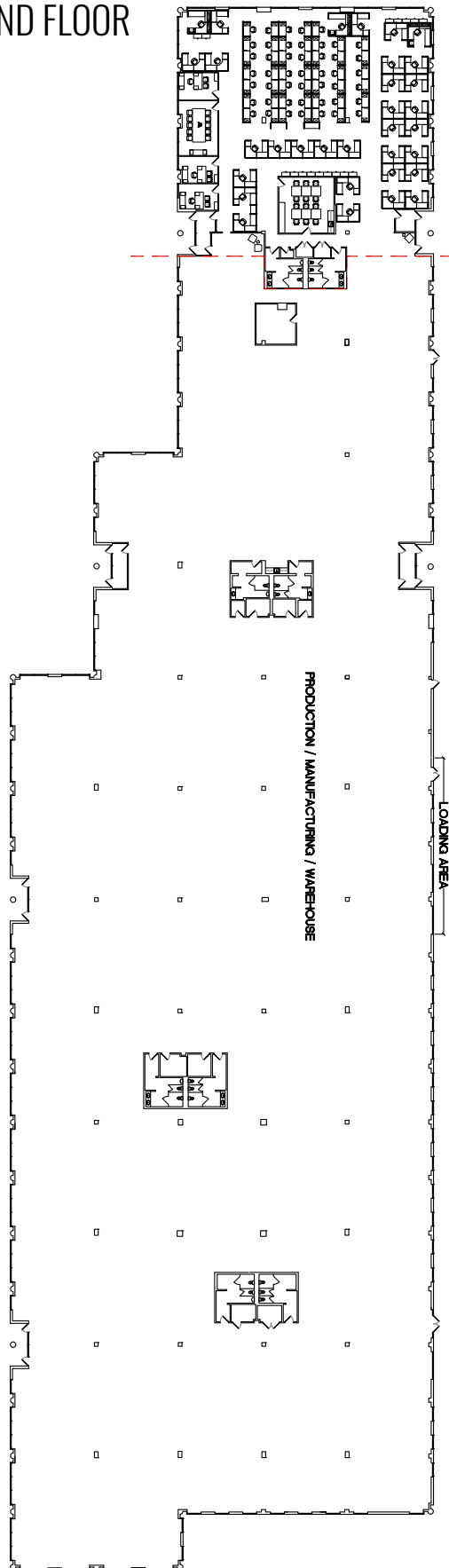
# FLOOR PLAN

## 1ST FLOOR

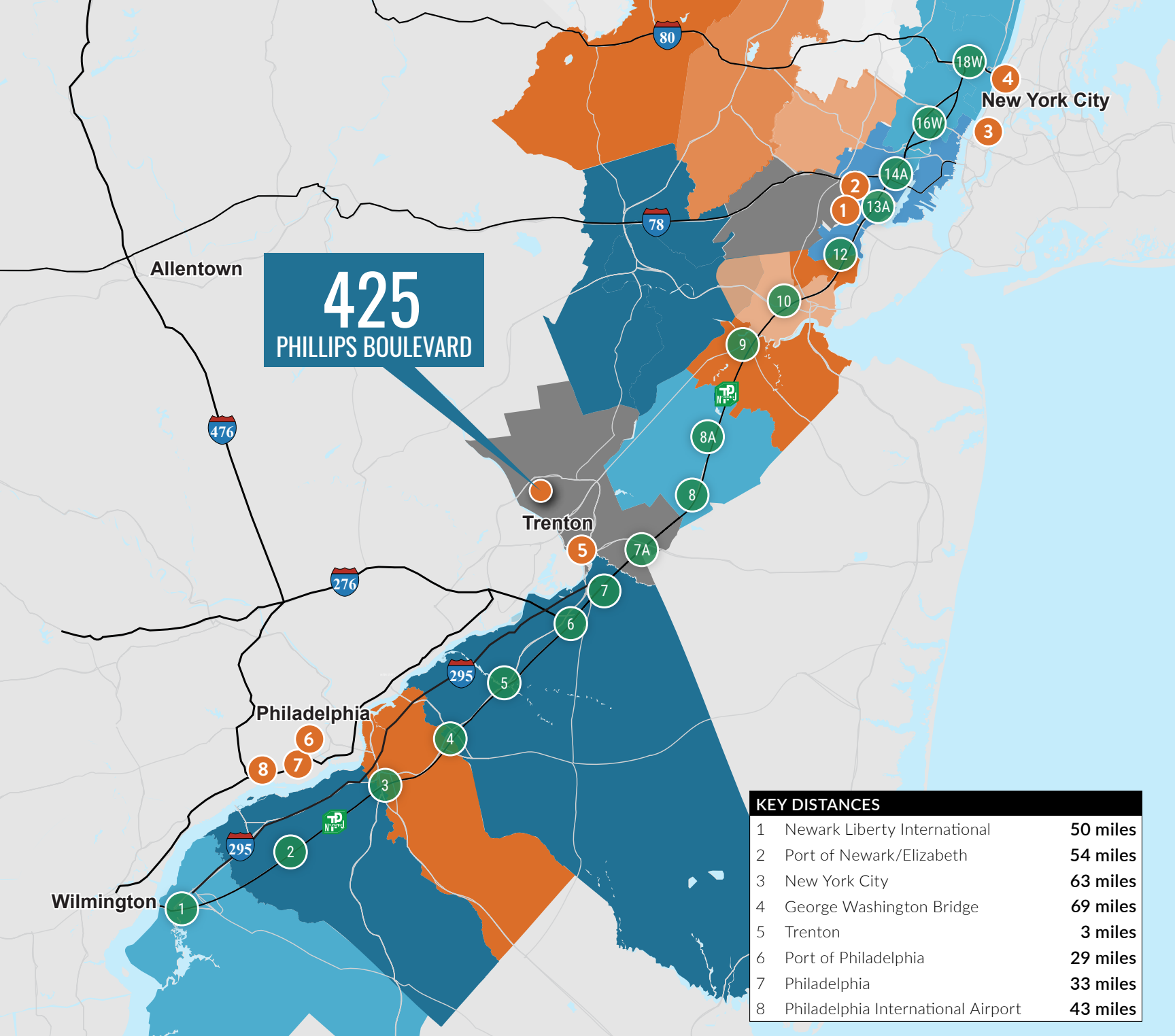


# FLOOR PLAN

## 2ND FLOOR









## KEY ACCESS POINTS

- ACCESS TO INTERSTATE 78 1.5 MILES
- ← ACCESS FROM NJ TURNPIKE 1.5 MILES

Trenton-Mercer  
Airport

425  
PHILLIPS BOULEVARD

## KEY DISTANCES

1	Route 1	6.5 miles
2	PA Turnpike	13.0 miles
3	NJ Turnpike	17.5 miles

## EXCLUSIVE MARKETING AGENT

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