

FOR LEASE: 37,000 SF INDUSTRIAL SPACE

# 1445 LOWER FERRY

*Ewing, New Jersey*



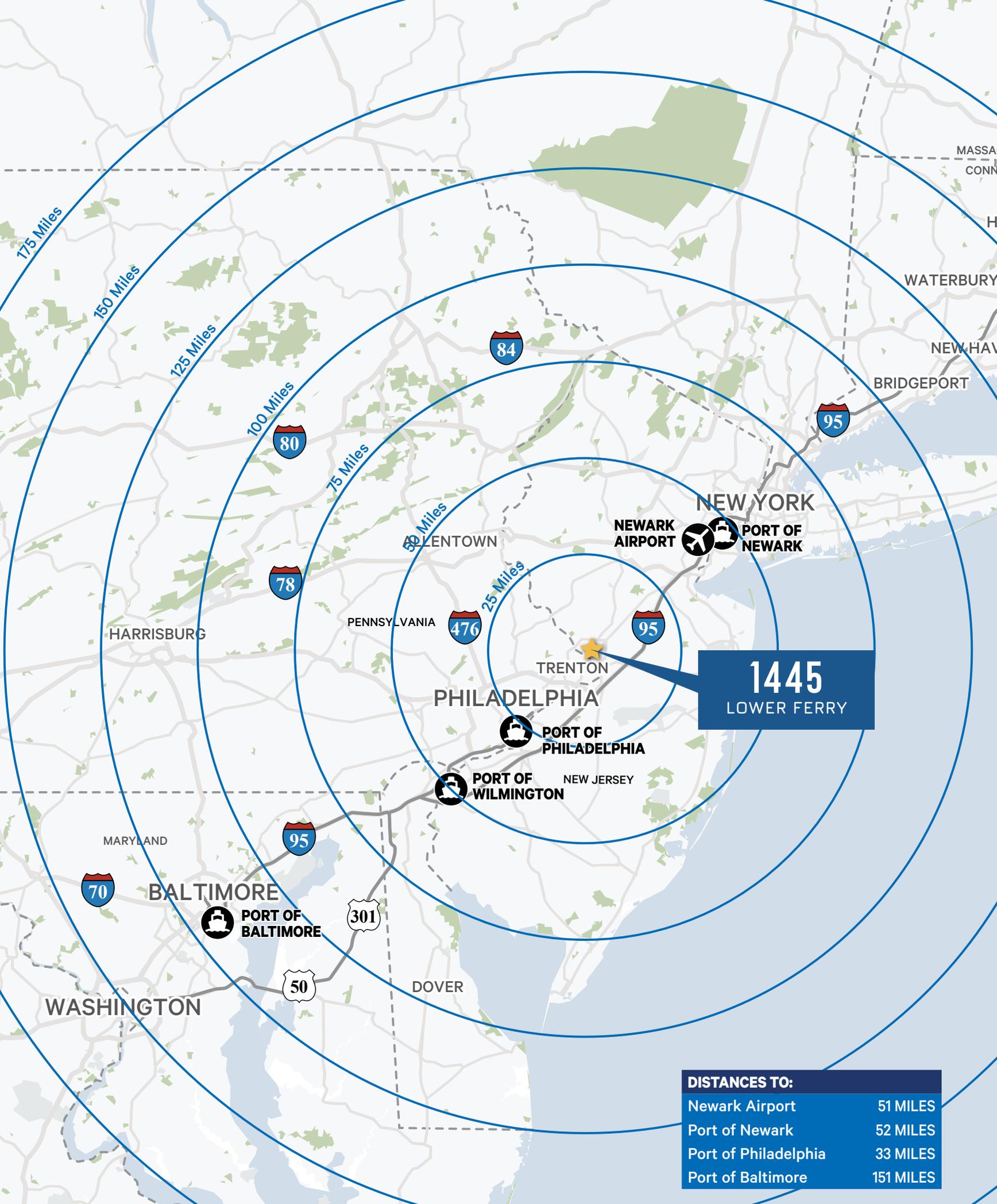
# Site Plan



## BUILDING SPECIFICATIONS

SF Available:	37,000 SF
Office SF:	± 2,500 SF
Column Spacing:	45' x 45'
Ceiling Height:	24' clear
Loading:	4 Loading Docks
Parking Ratio:	1.5/1,000 SF
Zoning:	IP-1
Fire Protection:	Wet sprinkler



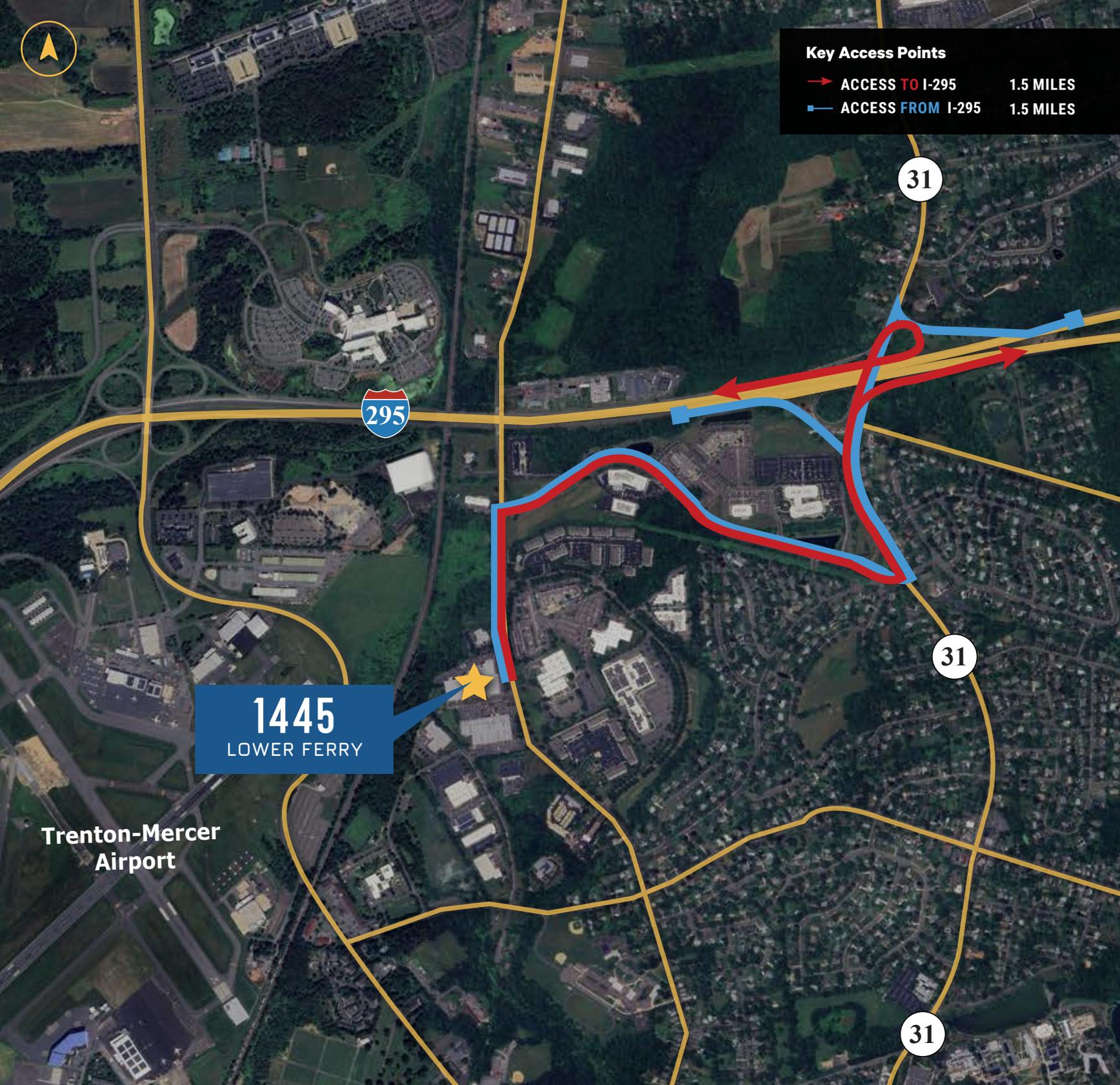


DISTANCES TO:	
Newark Airport	51 MILES
Port of Newark	52 MILES
Port of Philadelphia	33 MILES
Port of Baltimore	151 MILES



**Key Access Points**

- ACCESS TO I-295 1.5 MILES
- ← ACCESS FROM I-295 1.5 MILES



**1445**  
LOWER FERRY

**Trenton-Mercer  
Airport**

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