

# FOR LEASE

## 1 ELECTRONICS DRIVE

### HAMILTON, NEW JERSEY



**UNDER  
NEW OWNERSHIP**

**RENOVATIONS  
COMPLETE!**

**FLEX / INDUSTRIAL / IOS**

**4,000 - 68,175 SF AVAILABLE**

**LEASING CONTACTS**

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# OVERVIEW & SPECIFICATIONS

1 ELECTRONICS DRIVE HAMILTON, NJ

## PROPERTY OVERVIEW

**1 Electronics Drive** in Hamilton, NJ offers newly converted flex / industrial units now available for immediate occupancy. Ownership is delivering modernized spaces featuring finished offices, whitewashed interior walls, upgraded LED lighting, and convenient drive-in access. Each unit is fully air conditioned, creating a clean, efficient, and versatile environment suitable for a wide range of users, from light industrial and distribution to service-oriented operations.

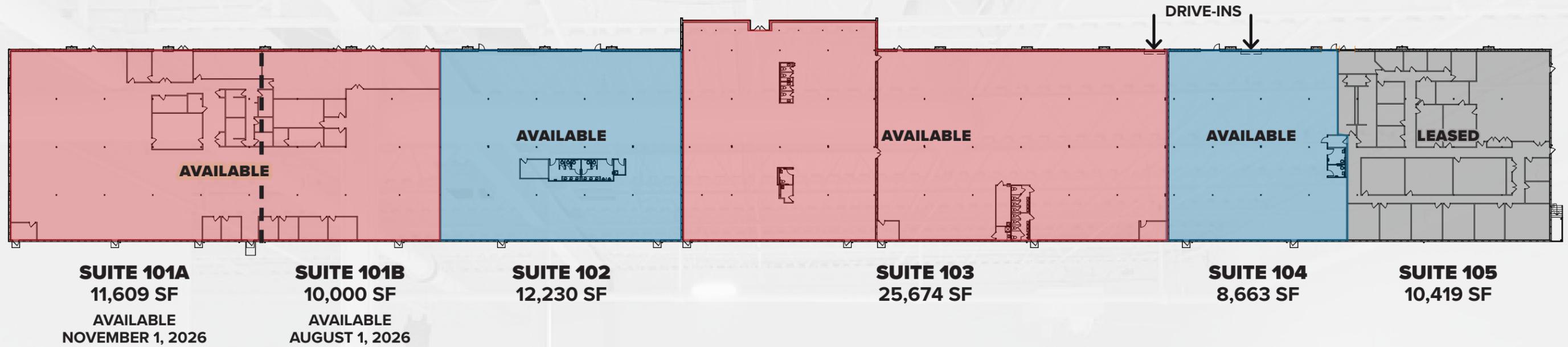
Positioned within the strong and stable Central New Jersey market, the property benefits from exceptional regional connectivity. Tenants benefit from immediate access to major transportation arteries including I-295 and Route 1, as well as close proximity to the Hamilton NJ Transit train station, providing direct service to New York and Philadelphia. The location is surrounded by abundant retail, dining, services, and everyday amenities, making it a highly functional and convenient base for employees and customers alike.



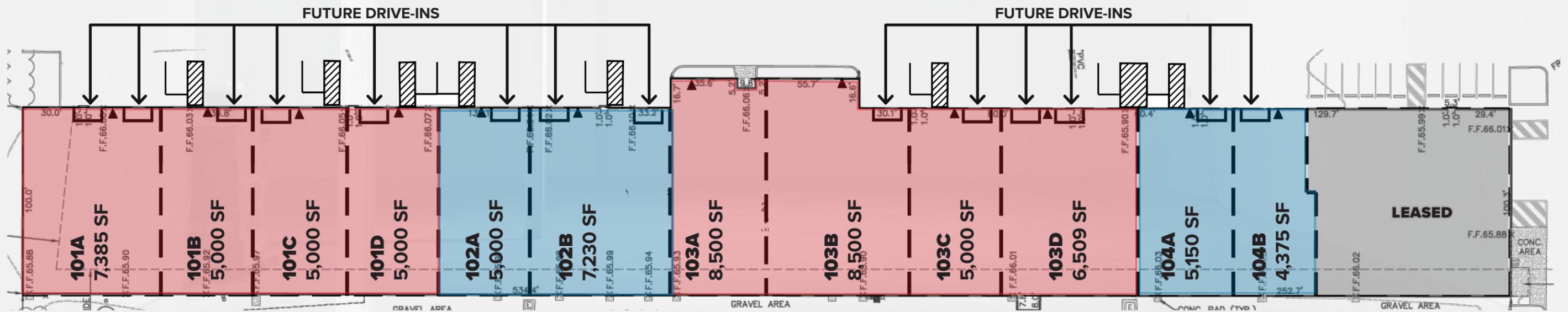
## PROPERTY SPECIFICATIONS

|                              |                |                          |                       |
|------------------------------|----------------|--------------------------|-----------------------|
| <b>Square Feet Available</b> | 4,000 - 68,176 | <b>Ceiling Height</b>    | 12'6" - 13'6" joist   |
| <b>IOS Available</b>         | 1 - 2 Acres    | <b>Year Built</b>        | 1972 (Renovated 2025) |
| <b>Total Acreage</b>         | 15.96 Acres    | <b>Sewer &amp; Water</b> | Public                |
| <b>Zoning</b>                | I              | <b>Column Spacing</b>    | 25' x 25'             |
| <b>Parking</b>               | 8.00 / 1,000   | <b>Sprinkler System</b>  | Wet System            |
| <b>Drive-Ins</b>             | 2 - 14         | <b>Availability Date</b> | Immediately Available |

## CURRENT AVAILABILITIES



## CONCEPTUAL DEMISE OPTIONS



## SPACE WILL BE DELIVERED WITH THE FOLLOWING UPGRADES (FOR QUALIFYING TENANTS)

- Demolished Office
- Whitewashed Interior Walls
- Brand New LED Lighting
- Newly Delivered Drive-In Door(s)
- Fully Conditioned Space
- Office Built To Suit
- Renovated Restrooms With New Fixtures



\* Plan shown is conceptual and can be further modified per tenant's requirements.





## IOS

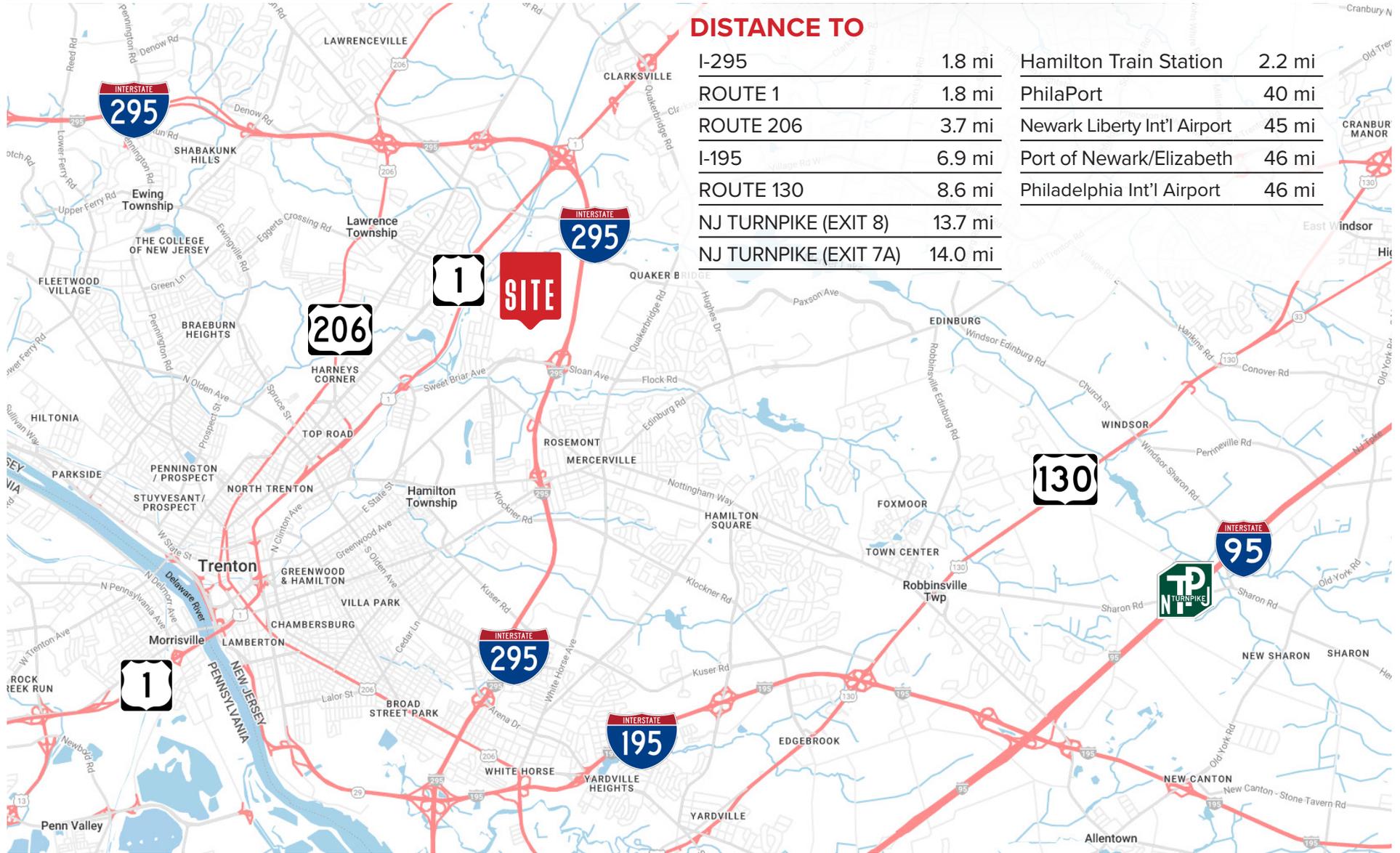
- 1 - 2 acres
- 75 parking positions for 53' trailers
- Paved
- Immediately Available

## FUTURE DEVELOPMENT

- Site available for future development
- Build-to-suit or ground lease available

Thu Apr 20 2023  
Imagery © 2023 Google, HERE

# LOCATION INFORMATION



## DISTANCE TO

|                       |         |                              |        |
|-----------------------|---------|------------------------------|--------|
| I-295                 | 1.8 mi  | Hamilton Train Station       | 2.2 mi |
| ROUTE 1               | 1.8 mi  | PhilaPort                    | 40 mi  |
| ROUTE 206             | 3.7 mi  | Newark Liberty Int'l Airport | 45 mi  |
| I-195                 | 6.9 mi  | Port of Newark/Elizabeth     | 46 mi  |
| ROUTE 130             | 8.6 mi  | Philadelphia Int'l Airport   | 46 mi  |
| NJ TURNPIKE (EXIT 8)  | 13.7 mi |                              |        |
| NJ TURNPIKE (EXIT 7A) | 14.0 mi |                              |        |

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