



## Office / Warehouse / Flex Space

- On-site management; 24-hr maintenance
- Fiber optics available
- Extensive, fenced parking (1,395+ spaces)
- Public water/sewer; fire protection
- Economic incentives - urban enterprise zone
- Located 1 block from Rt. 129
- Linked to I-195, I-295 & NJTP (10 min. to exit 7A)
- Quick access to US-1 & Routes 29 + 206
- 5 min walk from downtown Trenton
- 5 min walk from Riverline light rail at Cass Street stop; bus lines: 0.3 mi; 1 mile to NE train line
- Frontage on Route 29

## LEASE:

Warehouse: \$13.50/SF Gross + Utilities  
Office: \$20.00/SF Gross + T.E.

## Immediately Available:

### Building 3-A

1<sup>st</sup> Floor 12,972 SF Office  
2<sup>nd</sup> Floor 15,000 SF Office

### Building 36:

1<sup>st</sup> Floor 40,000 SF Warehouse  
20' Clear, 4 Loading Docks  
12,000 SF Adjacent Office Space

### Buildings 6 & 7:

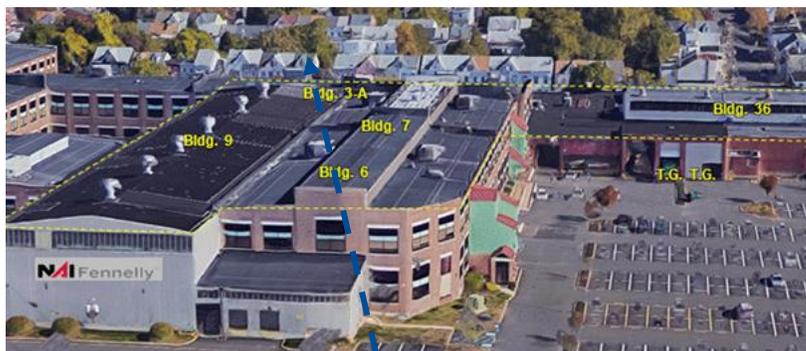
1<sup>st</sup> Floor 29,000 SF Warehouse/Flex;  
Contiguous

**For more information:**  
**Gerard Fennelly**

**For Lease**  
Office / Warehouse  
Flex Space

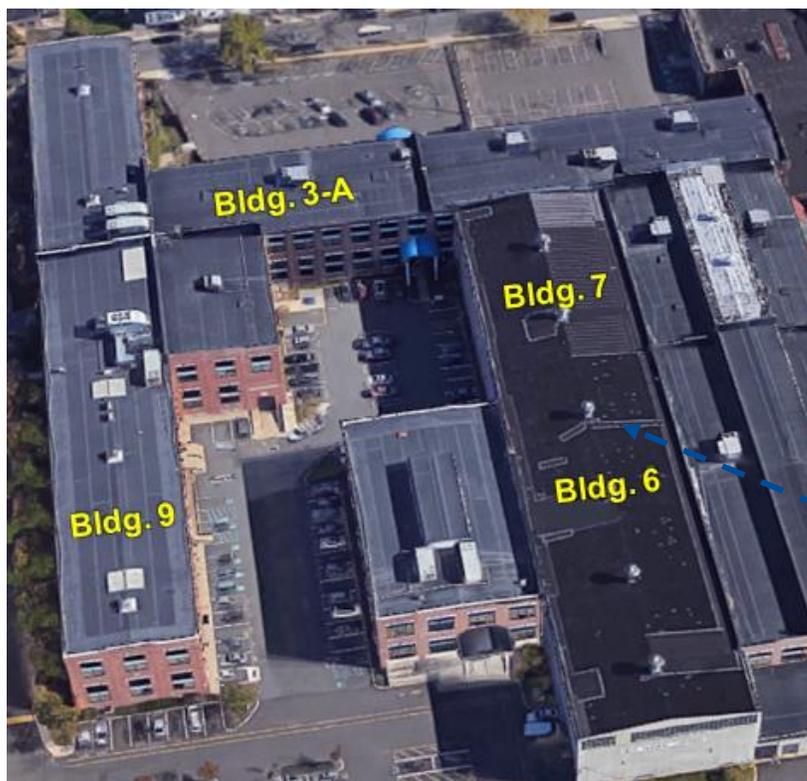
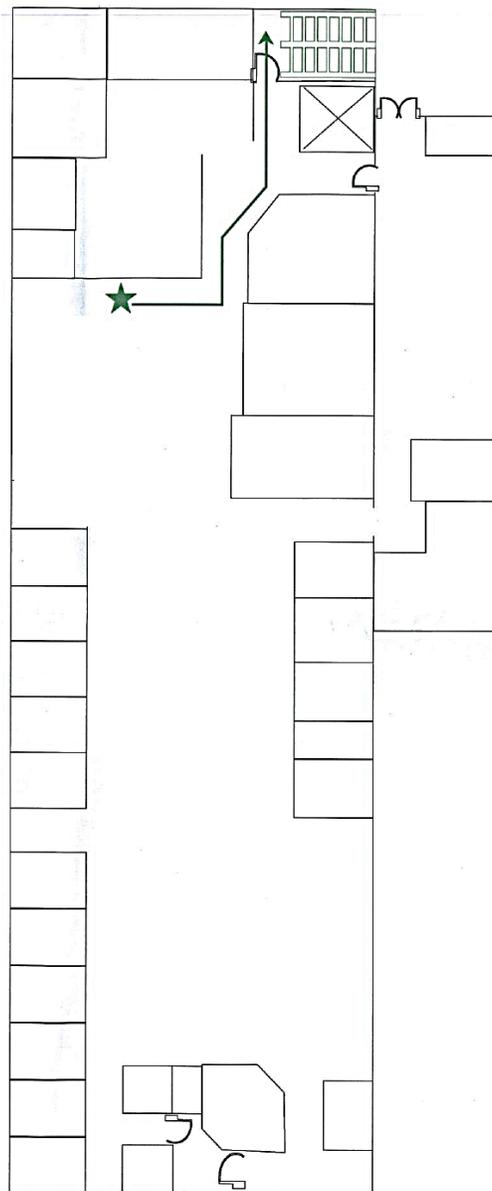
171 Jersey Street

Trenton, NJ 08611



**Building 3-3A:**

**1<sup>st</sup> Floor: 12,972 SF Office**  
**2<sup>nd</sup> Floor: 15,000 SF Office**



**Building 6 and 7**

**29,000 SF**  
**Warehouse/Flex Space**  
**1st Floor, contiguous**

**For Lease**  
Office / Warehouse  
Flex Space

**171 Jersey Street**  
Trenton, NJ 08611



**Building 36:**

**40,000 SF Warehouse, 20' Clear, 4 Loading Docks**  
**12,000 SF Adjacent Office Space**

**For Lease**  
Office / Warehouse  
Flex Space

**171 Jersey Street**  
Trenton, NJ 08611



Located in Chestnut Park area - Developers used “the bones” of the long-abandoned factories, turning them into environmentally-friendly office spaces, professional condos, lofts, and restaurants; attracting Tenants with a vibrant, inner-city atmosphere.

**The Roebling Metro Complex consists of 13 historically rich office, warehouse, and light manufacturing buildings totaling 1,000,000 ± SF**

