



171 Jersey Street Trenton, NJ 08611



Immediately Available:

OFFICE SPACE:

9,800 SF - 1st Floor
15,208 SF - 2nd Floor
Building 3-3A

WAREHOUSE UNITS:

35,626 SF - Adjacent to Office
Rear of Building 36

WAREHOUSE SPACE:

34,707 SF - 1st Floor
Buildings 6, 7

- Ceiling Height: 22'
- Loading: 3 T.G.
- 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 in Mercer County; 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 the Riverline light rail at Cass Street stop; bus lines: 0.3 mi; 1 mile to NE train line
- Frontage on route 29

LEASE:

Warehouse: \$8.50/SF Gross + Utilities
Office: \$20.00/SF Gross + T.E.

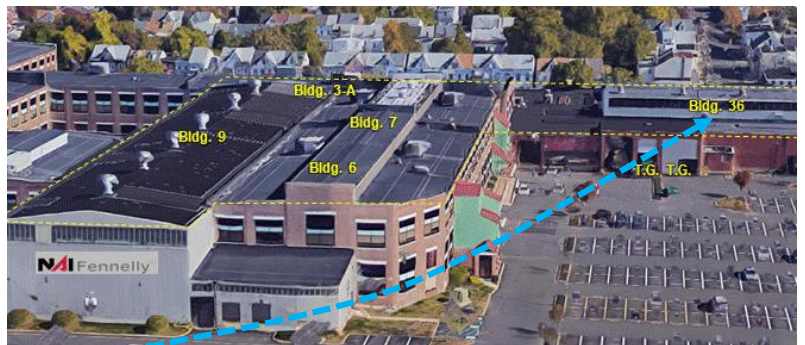
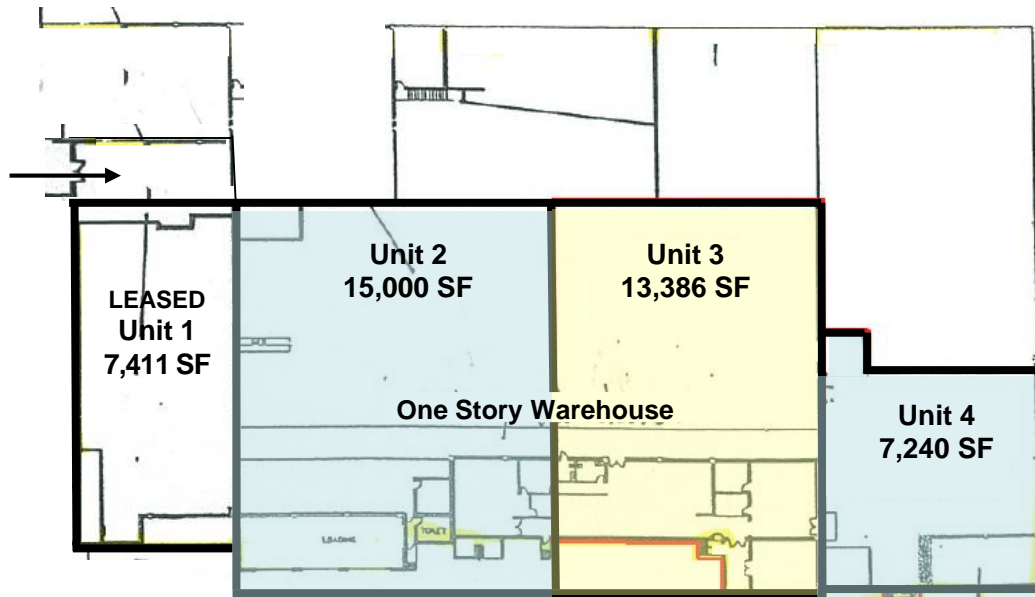
Contact: Gerard Fennelly, Matt Fennelly

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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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Building 36:

Unit 2: 15,000 SF: T.G. drive thru to adjacent Unit 3

Unit 3: 13,386 SF, T.G.

Unit 4: 7,240 SF, T.G.

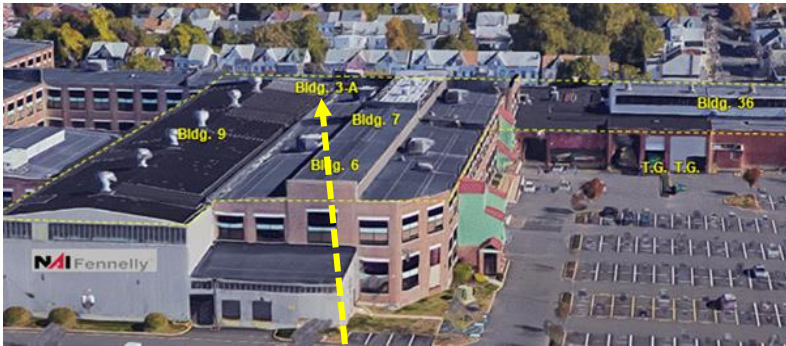
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EVACUATION ROUTE

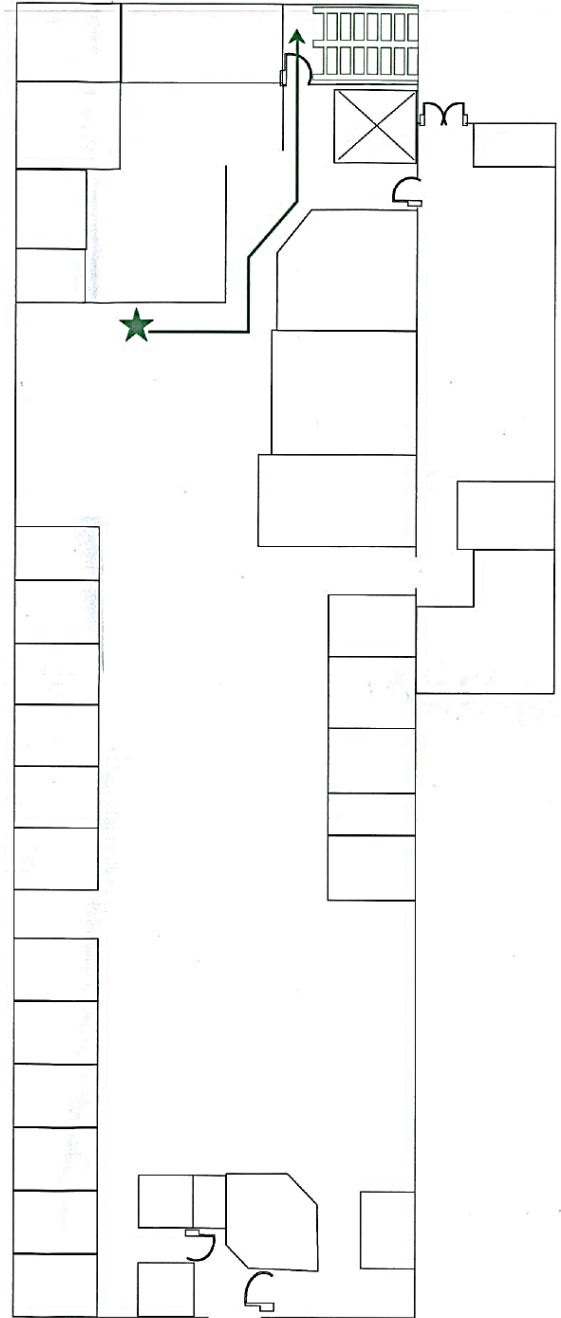
- ★ You Are Here
- Egress Route
- Pull Alarm
- Fire Extinguisher



Building 3-3A:

2nd Floor

Total Office Space: 15,000 SF



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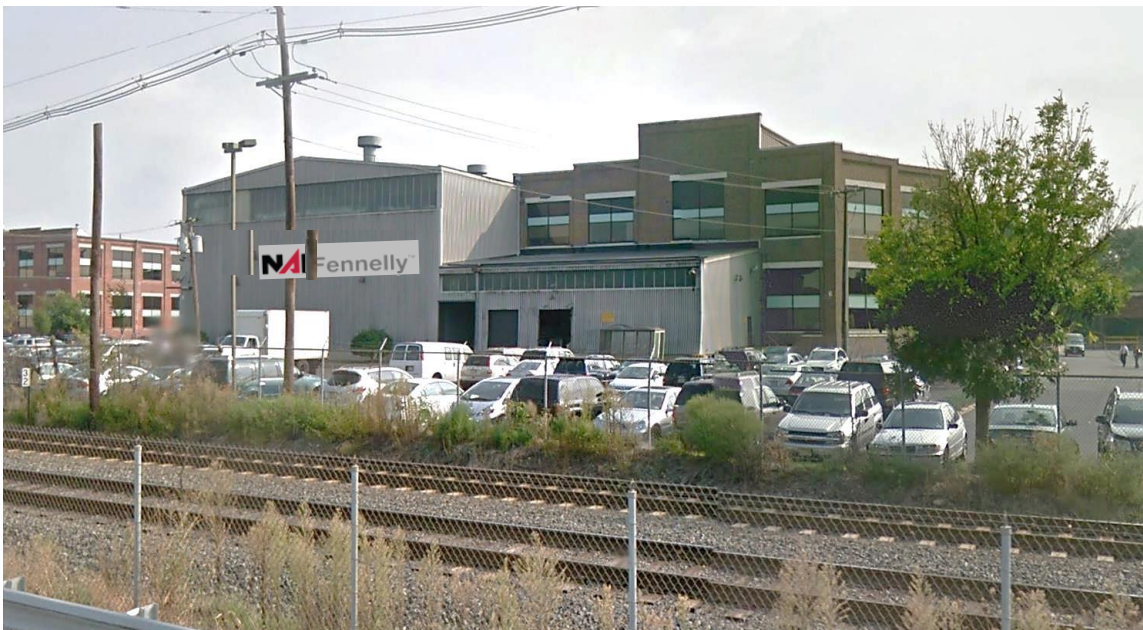
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Office/Warehouse Space at the Roebling Metro Complex

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



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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.

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