



## 3625 Quakerbridge Road

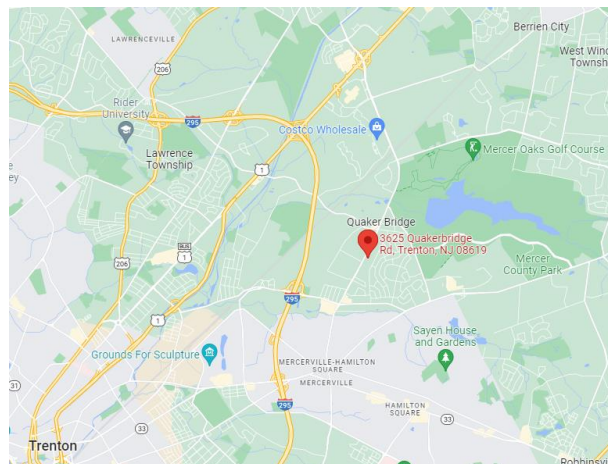
Hamilton, NJ 08619

### Available for Lease:

• 2,539 SF • 3,410 SF • 4,490 SF

- Up to 11,000 SF Contiguous
- 40,000 SF Multi-Tenanted Masonry Building
- Land 4.35 AC, zoned: REO-4
- Parking: 4.50/1,000 SF
- Located in Mercer County within 1.5 Miles of Route I-195/I-295; Convenient to I-95 and Route 1
- 2 mi from Hamilton NEC Train Station
- 10 min from Princeton; 25 min to Philadelphia
- Property Specs: new mechanical, roof electric & operating systems; new exterior façade, larger windows, parking lot newly paved; Solar System roof mounted.

**Rental Rate: \$15.00/SF NNN,** plus Opex \$10.50/SF



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.

For more information:

**Gerard Fennelly**

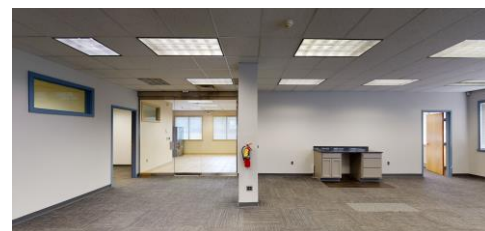
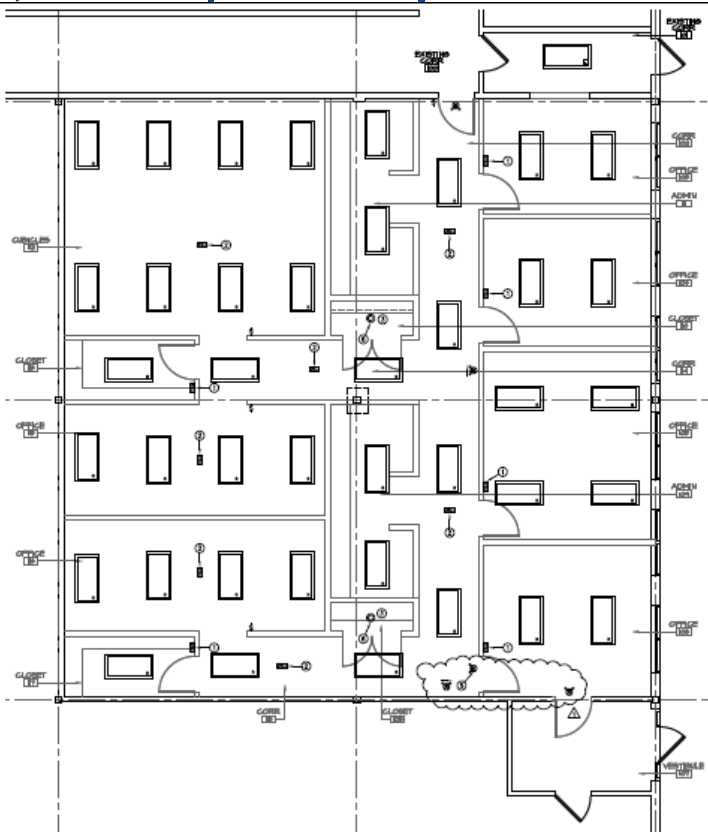
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## For Lease

10,439 SF Office Space | Divisible

### 2,539 SF | Office Space



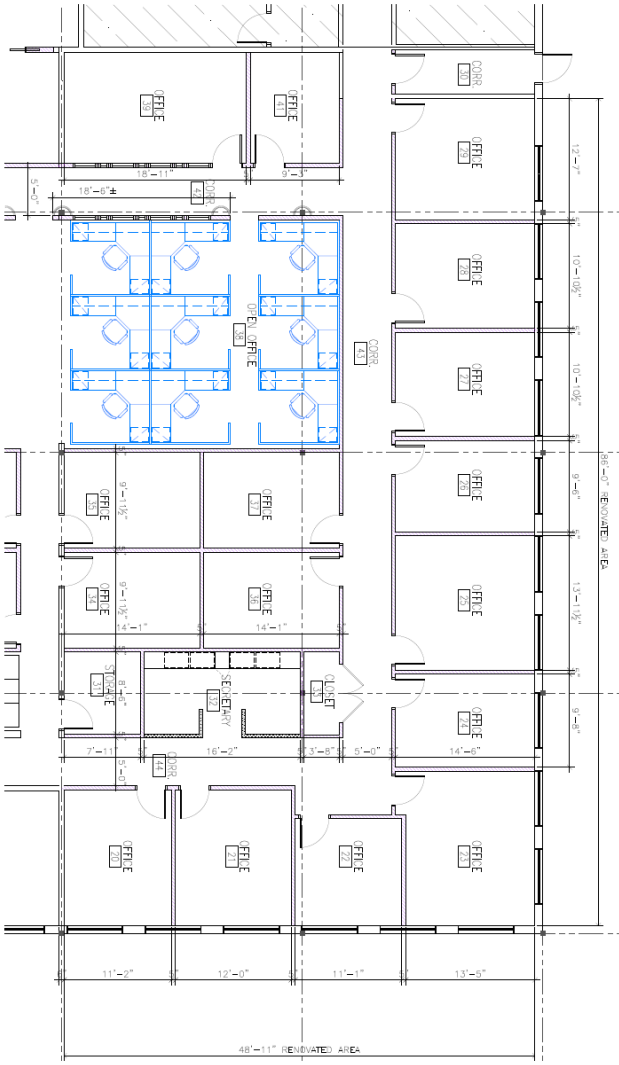


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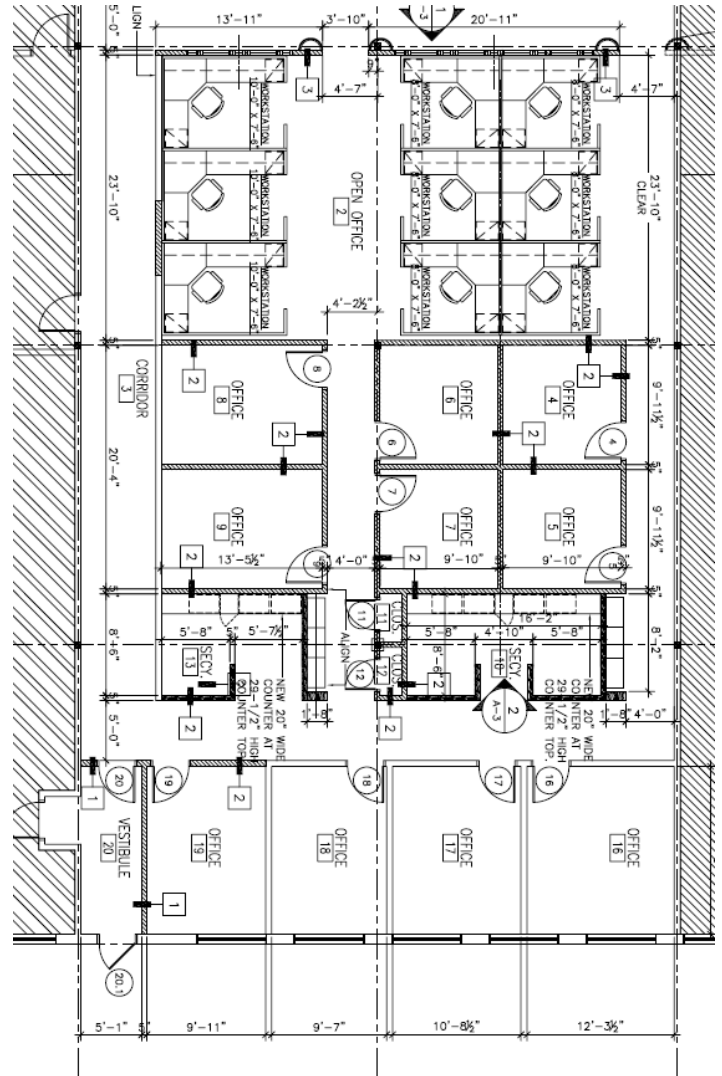
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**4,490 SF | Office Space**



**3,410 SF | Office Space**

