

LEASE – Flex Office – Retail Building

31 Lexington Ave.

(Corner of Lexington & W. Farrell Ave.)

Ewing Township, Mercer County, NJ 08618



Flex Office – Retail Building for Lease

- ± 7,931 SF Flex Office-Retail Building – Multi-tenanted
- Newly painted exterior of building, Fully Sprinklered, 8-10 Parking spaces plus street parking. Power: 400 Amps/480 Volts/3 Phase
- Zoning: Business Highway (B–H) Office/Retail/Flex - assembly/construction/storage

LEASE RATE: \$16.00/SF plus tenant pays all prorated utilities and outside maintenance.

- Easy Access to Rt. 31, Rt. 29, US Rt. 1, I-95, I-295, I-195

Joseph R.

RIDOLFI

& Associates, L.L.C.

Commercial Real Estate



Offered exclusively by:

Joseph R. Ridolfi & Associates, LLC
Commercial Realtors

Phone: 609-581-4848 Fax: 609-581-5511

Website: ridolfi-associates.com

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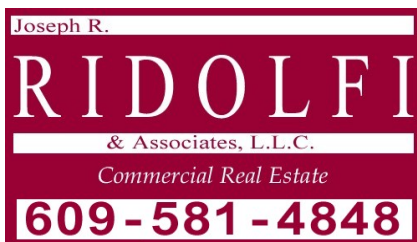
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FOR LEASE – Flex Spaces

31 Lexington Ave.

Ewing Township, Mercer County, NJ

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|----------------------------|--|
| <u>Location:</u> | 31 Lexington Ave. Ewing Township, Mercer County, NJ 08618 |
| <u>Description:</u> | ±7,931 SF Flex Office – Retail building – multi-tenanted |
| <u>Lease Space:</u> | <u>Unit #1</u> – ± 2,250 SF Office ± 390 SF large open space with bathroom Warehouse ± 1,860 SF 12.5' high ceiling, space heater/bathroom, drive in door 8'x10', 3 parking spots, shared utilities & outside maintenance. <u>Unit # 2</u> – ± 5,681 SF Office ± 1,881 SF – 5 private offices and large conference room. Large open room/IT room, two ADA bathrooms. Warehouse ± 3,800 SF, 14' high ceilings, air-conditioned space, two drive in doors (to be added). Shared utilities & outside maintenance. |



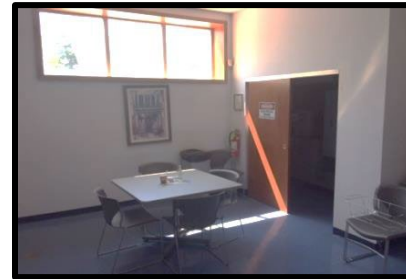
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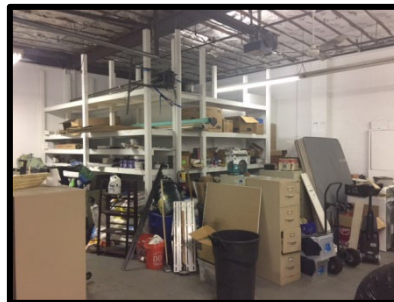
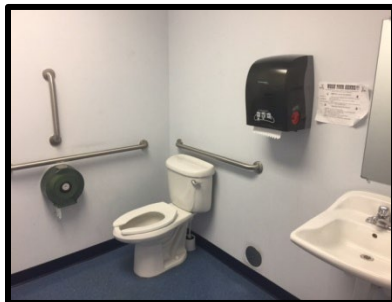
OUTSIDE PICTURES



Office Pictures

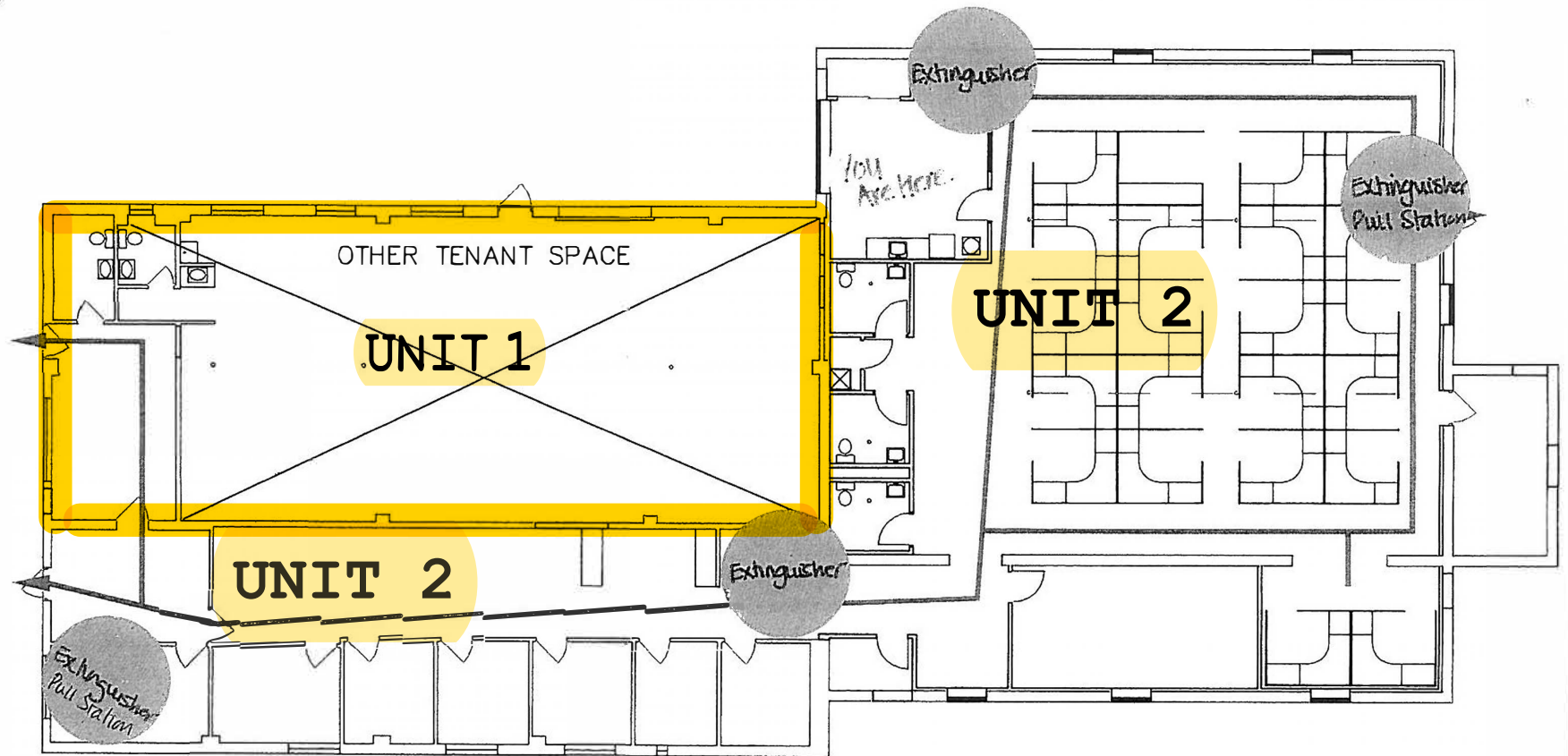


Warehouse Pictures



W. FARRELL AVENUE

LEXINGTON AVENUE



FIRE EGRESS PLAN
31 LEXINGTON AVENUE,
EWING, NJ

