FENNELLY ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

4 AAA Drive

Hamilton, NJ 08691

For Sale – Leased Office Condos

14,935 SF Available Between 4 Leased Condo Units

- Investment Suites: 102, 103, 203 and 205
- Large Ratio of Outside Glass line
- Parking: 116 Spaces
- Taxes $6.09/SF; Est. Operating Exp. $7.10/SF
- Zoning: RD (see page 5 for permitted uses)
- Located on US 130, ½ M from Interchange I-195/ Route 130; Access to NJTPKE, Exit 7A: 2 Miles
- Total Building Size: 21,773 SF

- Tenants:
  - **VCEA** – 6,070 SF (Suites 102-103)
    Term 10/1/22 to 9/30/27
  - **Healthcare Associates of NJ** – 5,764 SF (Suite 203)
    Term: 5/1/25 – 4/30/27
  - **Micronetbd -** 3,101 SF (Suite 205)
    Term: 11/1/25 to 12/31/30

Sale Price: $2,490,000

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.

Gerard Fennelly

For more information:
+1 609 520 0061
www.fennelly.com

Office Condos

Suite 102 & 103 – 6,070 SF

4 AAA Drive

Hamilton, NJ 08691

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Office Condos

Suite 203 – 5,764 SF

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Office Condos

Suite 205 – 3,101 SF

4 AAA Drive

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Capital Improvements

Site Improvements	Year	Cost
Boiler	2024	
Roof	2024	
Parking Lot	2024	$90,750
Rooftop HVAC Units (2)	2020	$201,335
New LED Lights (All Suites & Parking Lot)	2020	$29,009
Elevator Control Panel Upgrade	2025	$6,500
Refurbish Bathrooms (4)	2024	$23,051

Expenses	2023	2024
Property Taxes	$95,136.32	$93,692.59
Janitorial Services Common Areas	$14,074.56	$17,001.42
Insurance	$7,009.98	$8,468.04
Snow Removal	$1,800.00	$4,791.44
Landscaping	$13,269.13	$9,767.50
Water	$2,261.42	$2,472.75
Exterminator	$901.66	$722.37
Trash/Recycling	$12,542.40	$13,893.12
Electric	$38,982.47	$45,170.80
Gas	$8,140.30	$9,194.72
Sewer	$3,825.00	$3,825.00
Office Services	$1,967.00	$2,014.30
Building Maintenance Services	$42,842.10	$46,197.68
	$242,752.34	**$257,211.73**

Utilities	$54,365.52 / 15,379 = **$3.53/SF**
CAM	$109,153.62 / 15,379 = **$7.10/SF**
Taxes	$93,692.59 / 15,379 = **$6.09/SF**

Condos for Sale
14,935 SF Office Space

4 AAA Drive
Hamilton, NJ 08691

Principal permitted uses on the land and in buildings.

1. REO and RD Districts:
   a. Office buildings for executive, administrative, business, educational or professional services.
   b. Buildings used exclusively by the federal, state, county or local municipal government.
   c. Activities of an industrial, medical or scientific research laboratory
   d. Commercial printing facilities.
   e. Mailing, reproduction, commercial art and photography and stenographic services.
   f. Computer and data processing services.
   g. Medical and dental laboratories.
   h. Research and engineering activities involving technical investigation or study for product development and similar activities.
   i. Publishing houses.
   j. Public playgrounds, conservation areas, parks and public purpose uses.
   k. All residences existing as of the date of adoption of this chapter.
   l. Farms.
   m. Child and infant care centers.
   n. Adult day care.
   o. Medical and/or paramedical tattoo office.
   p. Hotels.
   q. Massage, bodywork and somatic therapy establishments.

4 AAA Drive

Class "A" professional building in outstanding condition, well maintained, with elevator service and abundant parking in front of building. Located in the AAA Office Park on State Highway Route 130 close to Hamilton Marketplace Regional Shopping Center and Hamilton Business Center across from Horizon Center.

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