

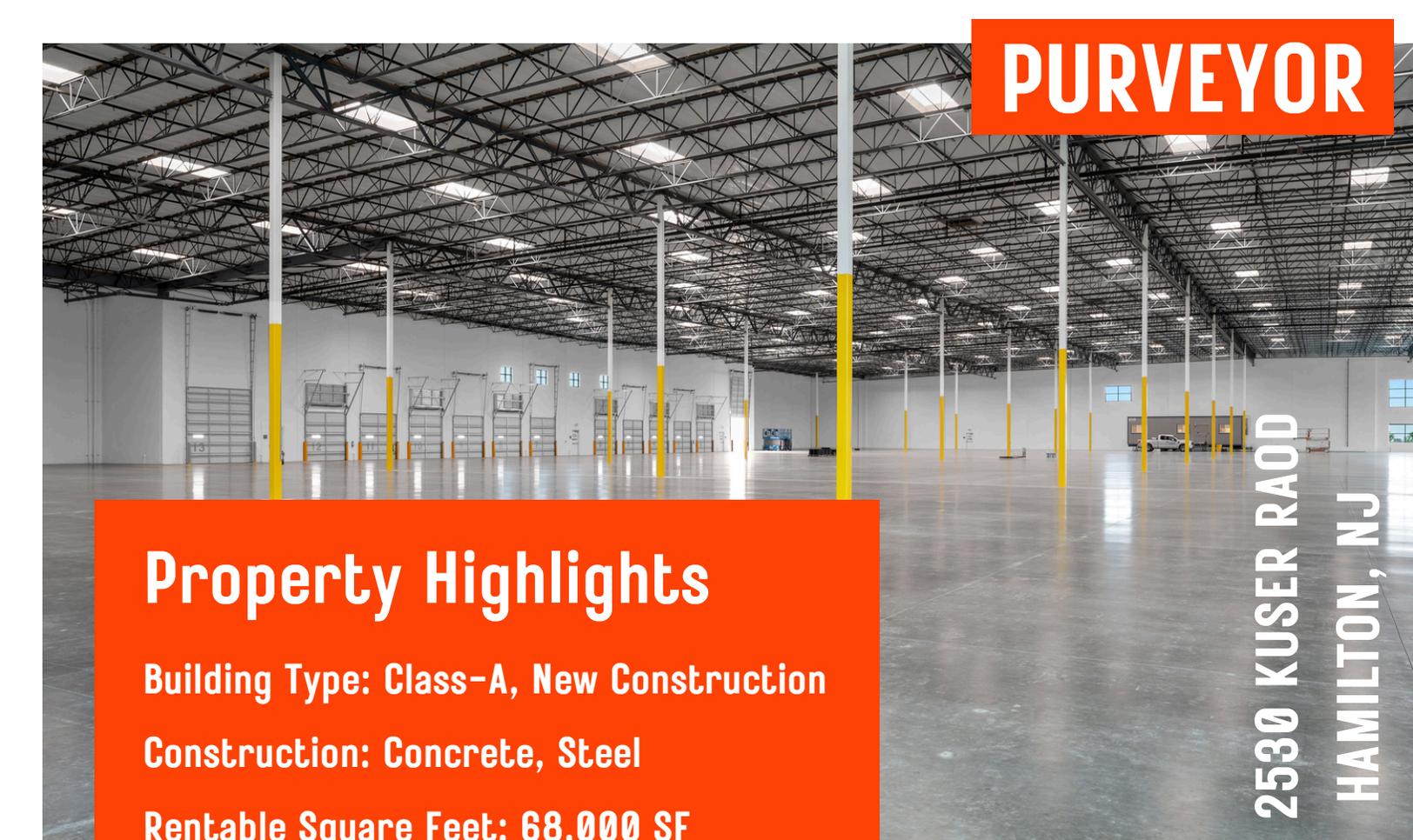


**PURVEYOR**

Central New Jersey

**2530 KUSER ROAD  
HAMILTON, NJ**

**THE NEXT  
GENERATION  
OF WAREHOUSE**



**PURVEYOR**

**2530 KUSER RAOD  
HAMILTON, NJ**

## Property Highlights

**Building Type: Class-A, New Construction**

**Construction: Concrete, Steel**

**Rentable Square Feet: 68,000 SF**

**Clear Height: 28' Clear**

**Loading: Twelve (12) Loading Docks and  
Four (4) Drive-in Doors**

**Power: Power to Suit**

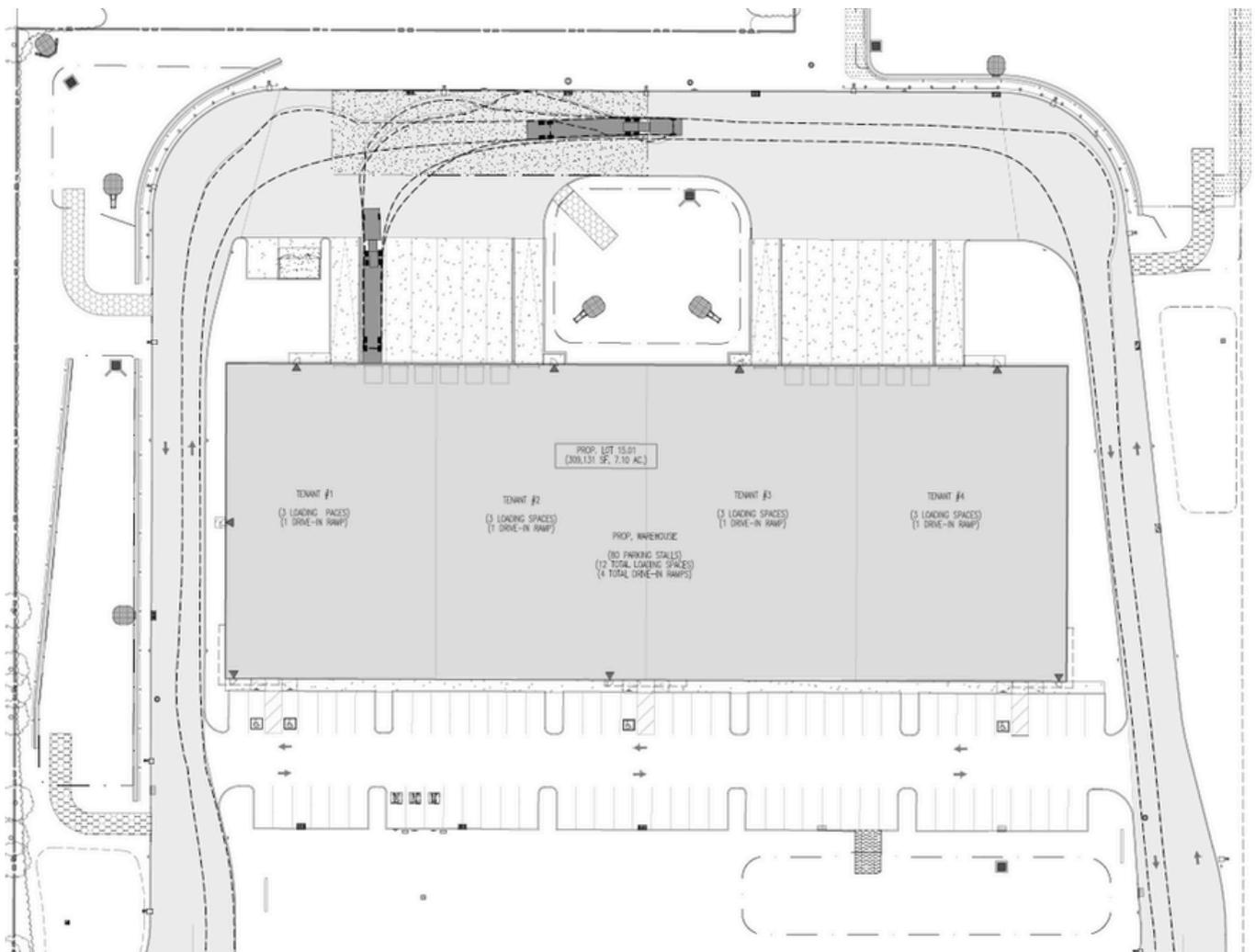
**Office Area: Office to Suit**

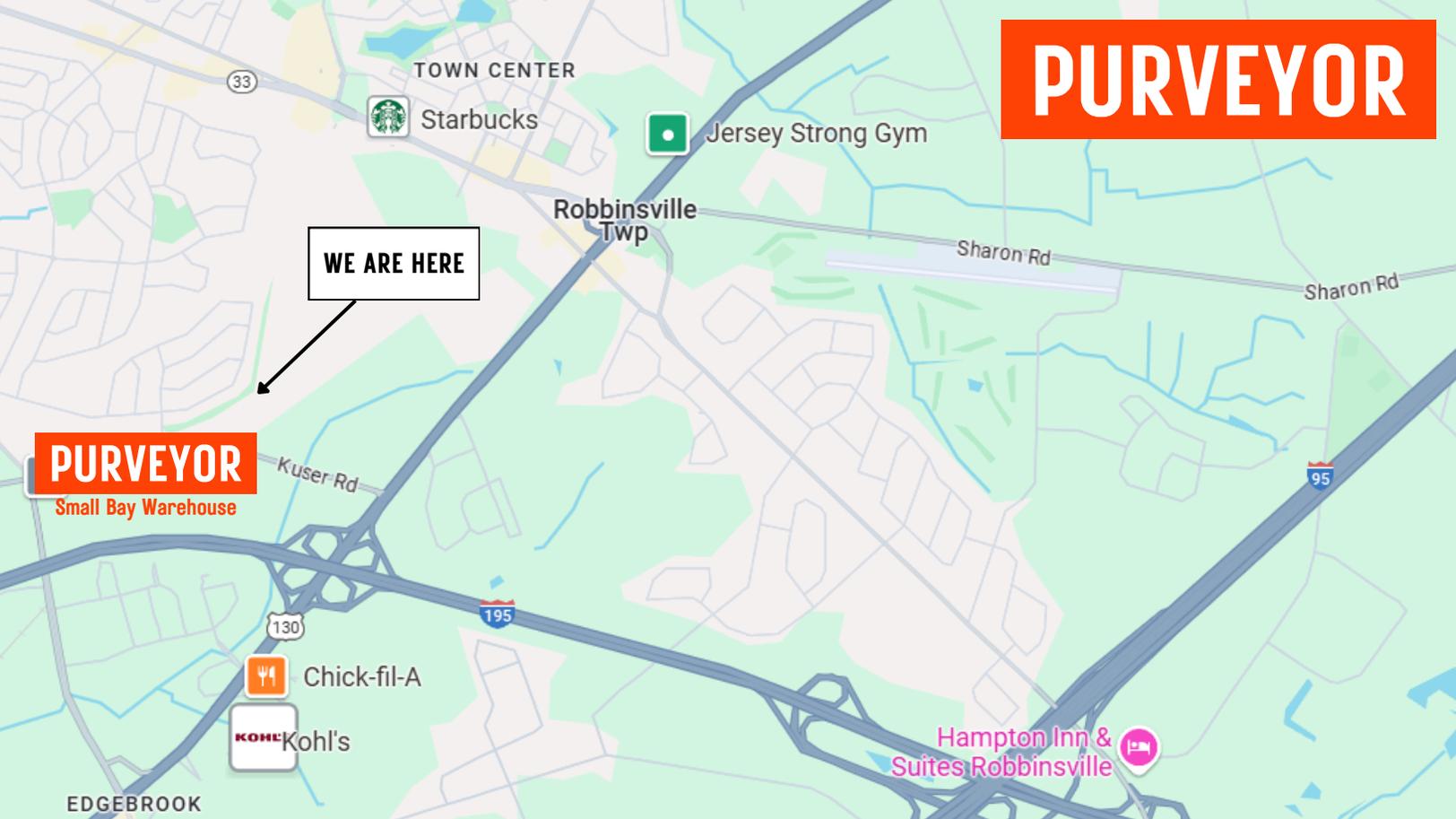
**Parking: 80 Parking Spaces**

**A Class-A new development in a strategic location with a highly efficient footprint, ample loading, and a design-forward aesthetic. **PURVEYOR KUSER** features **68,000 square feet** of leasable space consisting of 60,000 square feet of ground floor and 8,000 square feet of mezzanine space. With **28' clear heights**, twelve (12) loading docks, four (4) drive-in doors, and eighty (80) parking spaces, the building exhibits ample loading features and connectivity to New York City and Philadelphia.**

# A SITE PLAN DESIGNED FOR OPERATIONAL EFFICIENCY.

Featuring an **efficient layout** with optimal circulation and ample loading capabilities to support an array of uses. Ideal for tenants seeking **functionality, flexibility,** and streamlined flow in a **well-located** industrial setting.



A map of the Robbinsville, NJ area. The map shows several landmarks and roads. In the top left, there is a 'TOWN CENTER' with a Starbucks and a 'Jersey Strong Gym'. A callout box with an arrow points to a location on the map labeled 'PURVEYOR Small Bay Warehouse'. Other landmarks include 'Chick-fil-A' and 'Kohl's' near the intersection of Route 130 and I-95. 'Hampton Inn & Suites Robbinsville' is also visible. Roads shown include Sharon Rd, Kuser Rd, and I-95. The map also shows 'EDGEBROOK' in the bottom left corner.

**PURVEYOR**

# LOCATED TO BENEFIT FROM A STRATEGIC LOCATION IN CENTRAL NJ.

Situated in **Mercer County**, the property boasts a prime location within the greater Princeton area situated along the I-195/7A corridor. The site provides **direct access** to both **New York City** and **Philadelphia**. Additionally, it is located minutes from **dense** suburban affluent **neighborhoods** in the **immediate area**.

- Conveniently located off of Route 130 and I-95
- Nearby dense affluent neighborhoods
- 5-minute drive to Exit 7A of I-95 (NJ Turnpike) and I-295
- 60-miles to New York City (60-minutes)
- 40-miles to Philadelphia (40-minutes)
- 47-miles to Newark Airport (47-minutes)
- 50-miles to Port of Newark (50-minutes)

## THE TEAM MAKING IT HAPPEN.

### Developer & Owner:



**MORVAY is an integrated real estate investment and development firm focused on generating enhanced risk-adjusted returns while creating lasting value for the communities we serve.**

### Operator:



**PURVEYOR is a premier operator of Class-A shallow, small, and mid bay warehouse, focused on providing its tenants with a best-in-class experience.**

### Leasing Agent:



**Zimmel Associates is a full service corporate real estate brokerage firm that provides knowledge-driven real estate leasing, sales, consulting and property management services.**



# LEASING INQUIRIES

**Entire Building Available  
New Construction  
68,000 Square Feet  
28' Clear Heights  
12 Loading Docks  
4 Drive-in Doors**



**For leasing inquiries or additional information please contact  
David M. Zimmel at [dzimmel@zimmel.com](mailto:dzimmel@zimmel.com) or 732-661-9200.**

**We look forward to hearing from you!**

**PURVEYOR**

**THE NEXT  
GENERATION  
OF WAREHOUSE.**

**Class-A *Smaller Bays.***

**Lease new construction warehouse today.**