

# 3 Nami Lane Suite #4, Hamilton, NJ 08619

## Flex Office/Industrial/Retail/Storage/Warehouse space available immediately for LEASE

Located in Central NJ (near PA border) with easy access to all major highways.

### Building Overview:

- » 5,000 SF of versatile office/warehouse space offering optimal flexibility for diverse business operations
- » Immediate occupancy available for qualified tenants
- » Strategic layout comprising 225 SF of professional office space, dual restroom facilities, and approximately 4,700 SF of premium warehouse space
- » Premium Warehouse Specifications:
  - » Impressive 22-foot clear height offering expansive vertical storage capabilities
  - » Full-service loading dock featuring versatile access, accommodating both traditional dock-height vehicles and lift gate-equipped trucks
  - » Dedicated secure loading area isolated from main operations, facilitating controlled access for off-peak deliveries and pickups
  - » Abundant on-site parking accommodating both staff and client vehicles
- » Strategic Location Advantages:
  - » Prime Central New Jersey positioning with convenient proximity to Pennsylvania border
  - » Situated within a professional complex off Quakerbridge Road
  - » Superior accessibility via major transportation arteries including:
    - Interstate highways: I-95, I-195, I-295
    - Major routes: US Route 1, Route 33, Route 206
  - » Optimal positioning for regional distribution and business operations

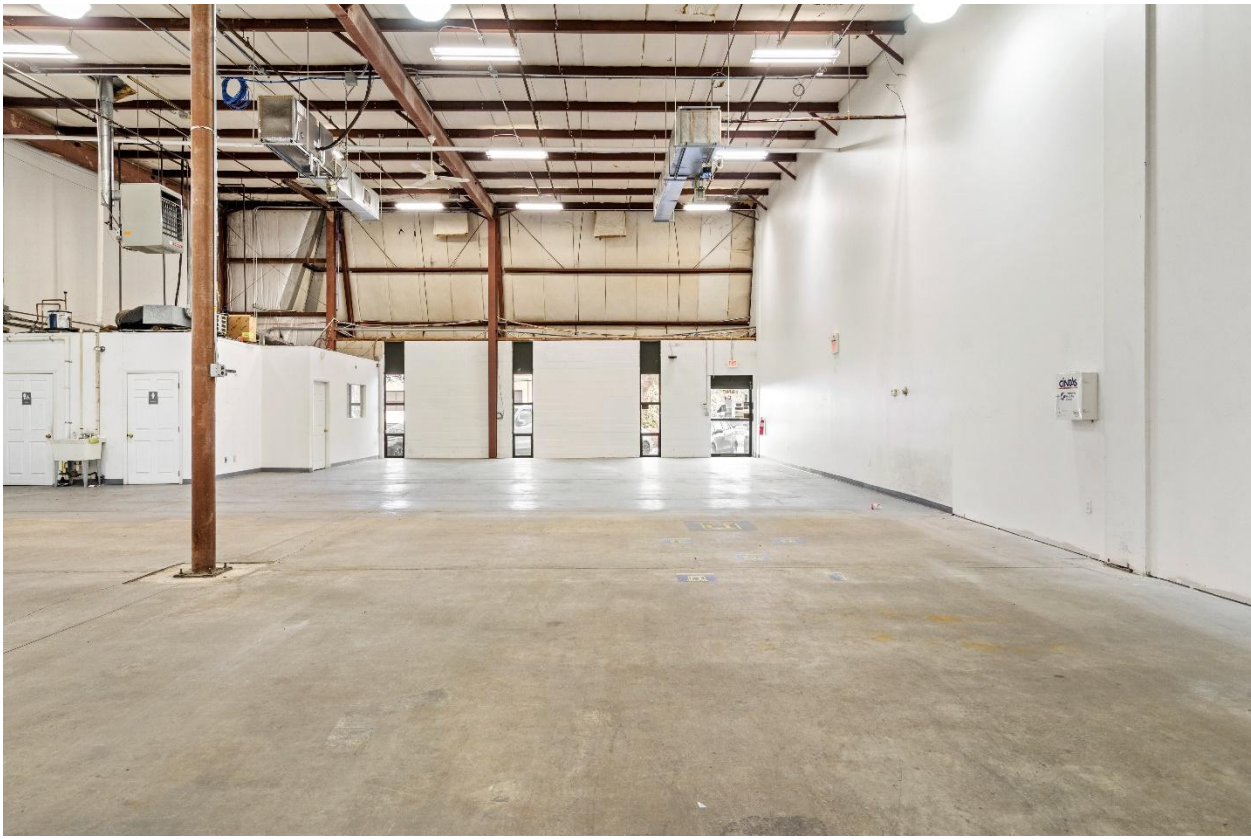
### Lease Terms:

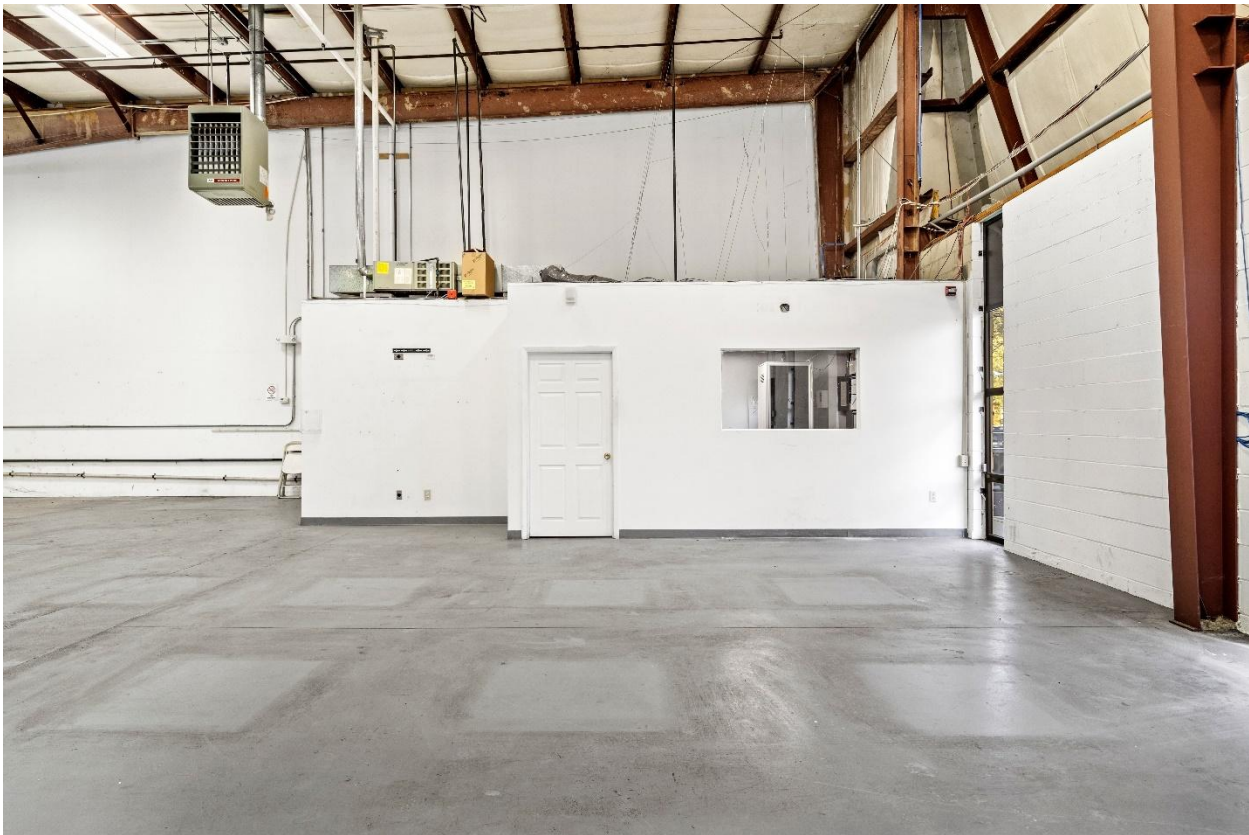
- » Minimum lease term of three (3) years required for consideration » Competitive rate of \$15.00 per square foot
- » Common Area Maintenance (CAM) charges of approximately \$4.00 per square foot
- ☑ Customized tenant improvements available, with build-out allowance commensurate with lease term commitment

For more information, please contact 640-999-1140 or [3namilanesuite4@gmail.com](mailto:3namilanesuite4@gmail.com).



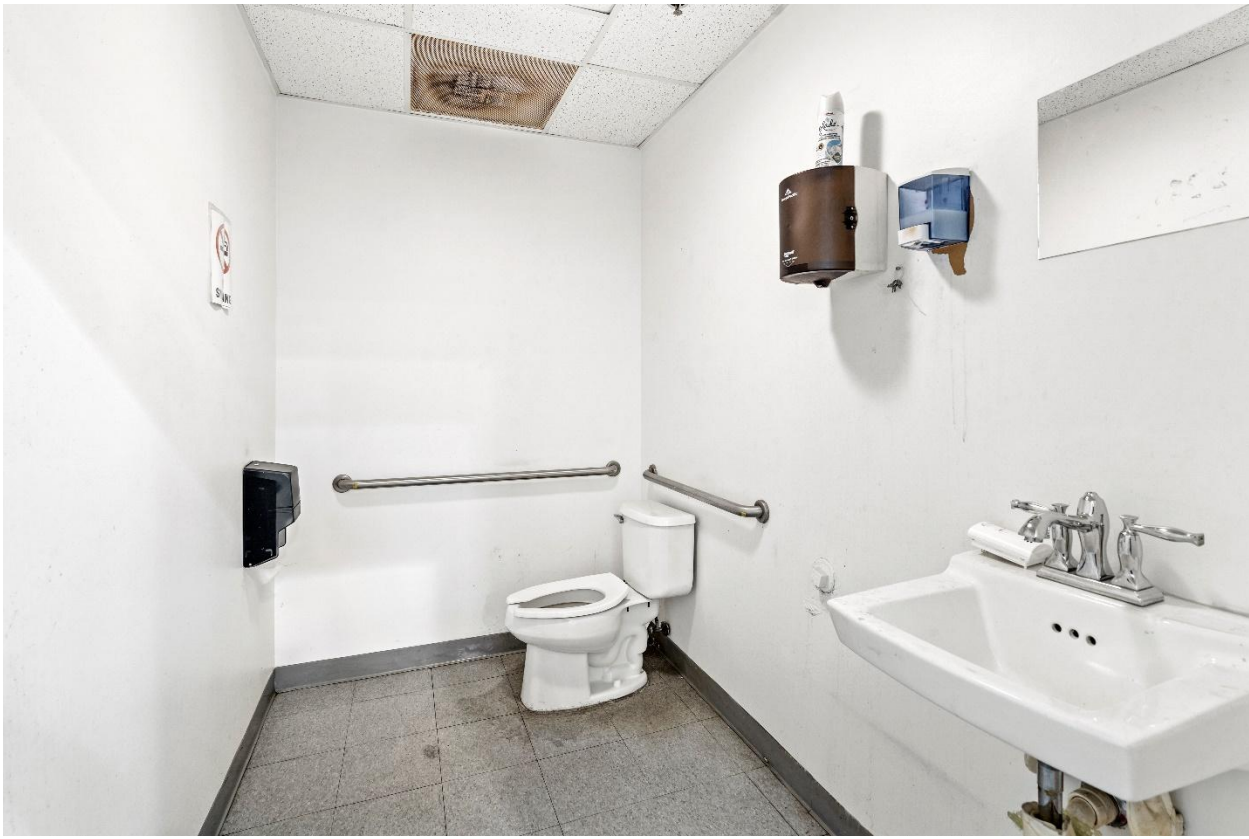






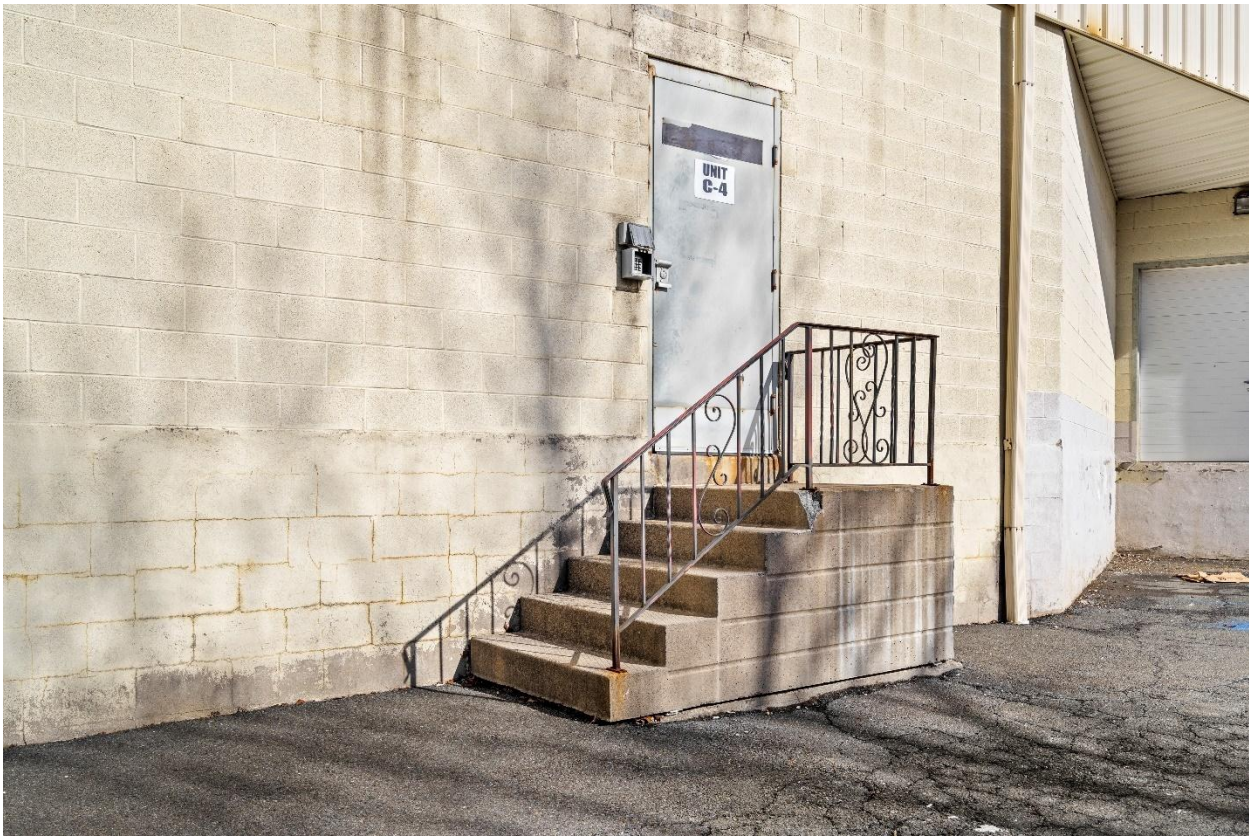














**EXISTING FLOOR PLAN:**

