



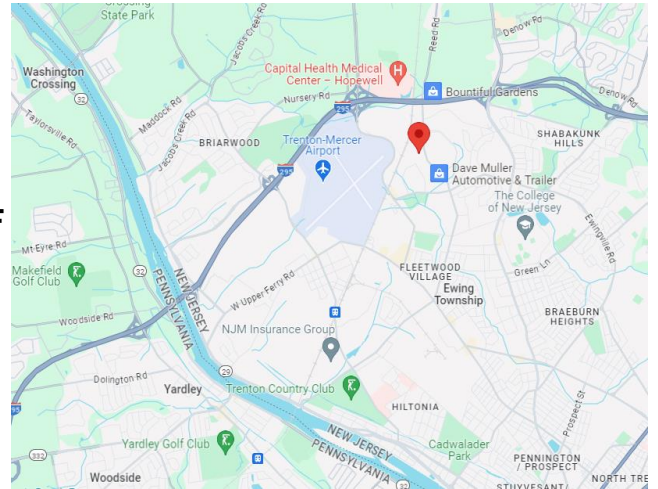
1445 Lower Ferry Road

Ewing, NJ 08618-1424

Available in 133,000 SF Warehouse:

- **24,340 SF**, fully built out, **divisible to 12,000 SF**
 - 4 exterior loading docks
 - 1,800 SF office space
- **37,500 SF**, fully built out
 - 2,500 SF office space
 - 4 Overhead Doors
- 200 Parking Spaces
- Clear Height: 24'
- Column Spacing: 45'x45'
- Foreign Trade Zone
- Term: 5-10 years
- Located 1 Mile from Mercer County Airport, I-95, I-295 and Route 31

Lease Rate: \$12.95/SF NNN



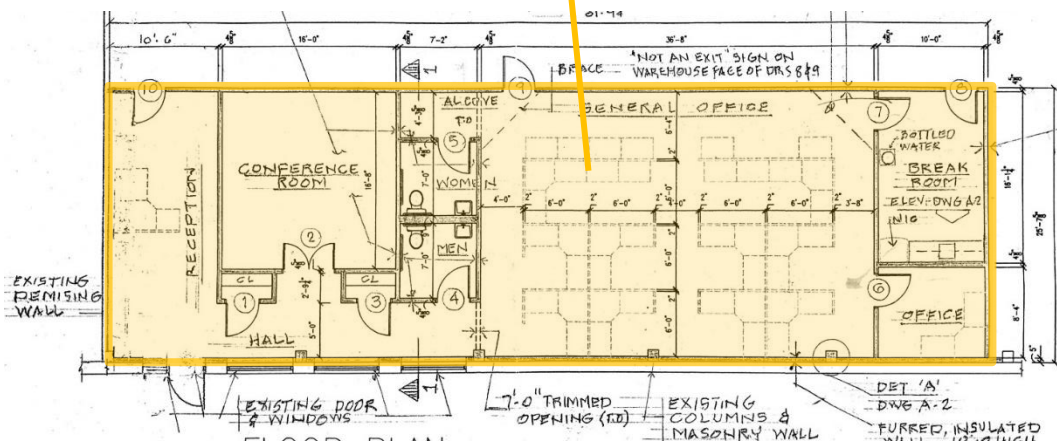
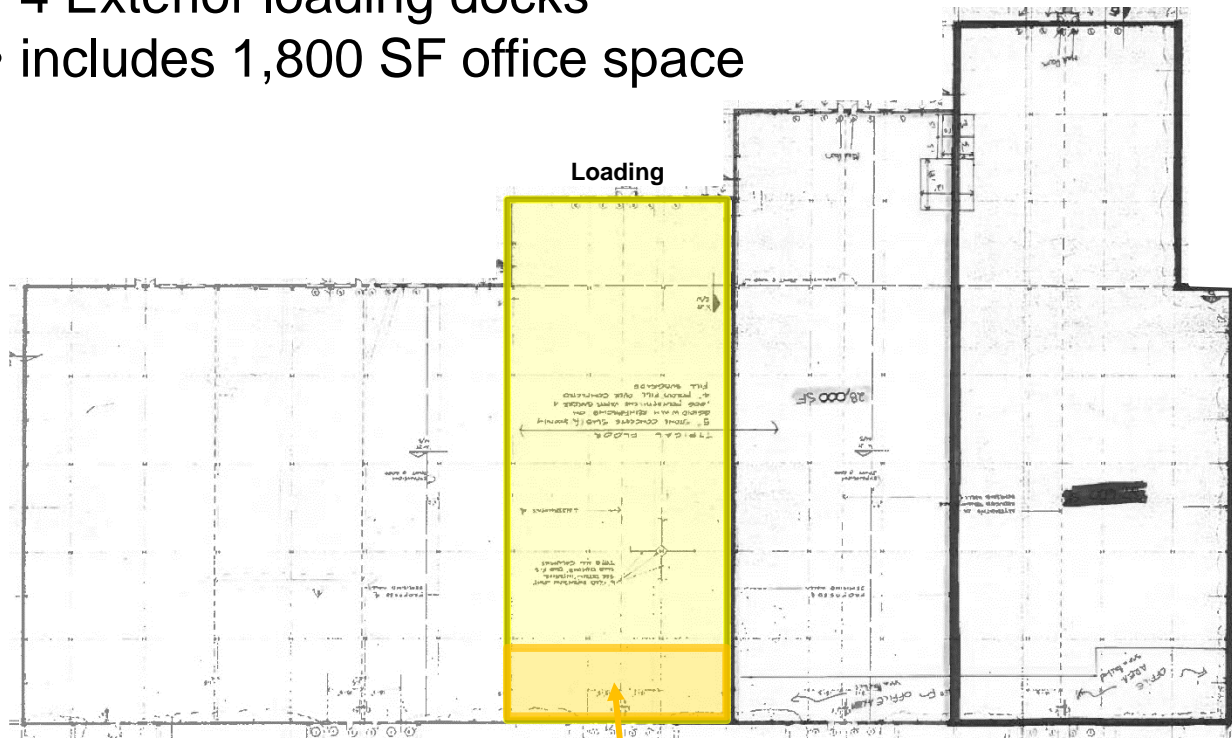
For more information:

Gerard Fennelly, Matt Fennelly

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.

Unit 1: 24,340 SF, first floor

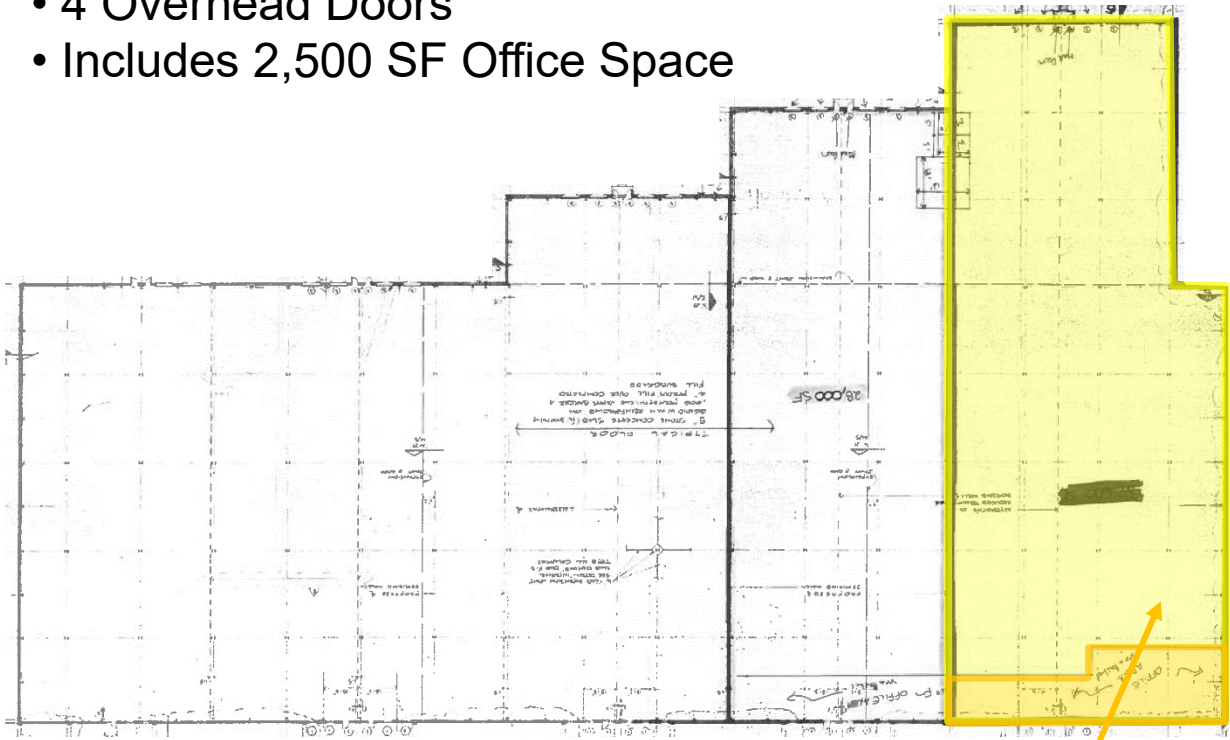
- Fully built out
- Divisible to 12,120 SF
- 4 Exterior loading docks
- includes 1,800 SF office space



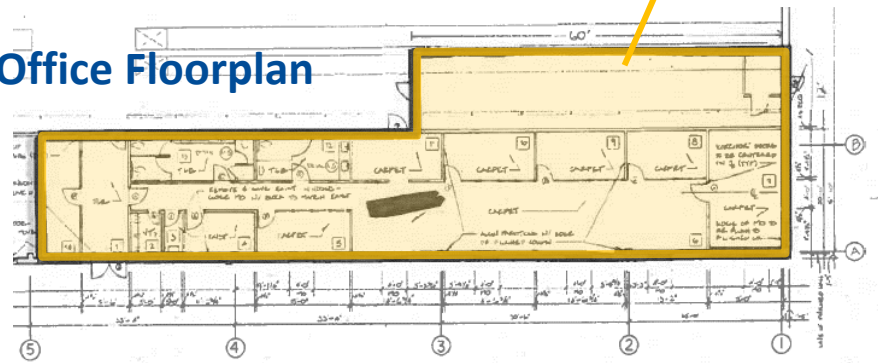
Office Floorplan

Unit 2: 37,500 SF, first floor

- Fully Built Out
- 4 Overhead Doors
- Includes 2,500 SF Office Space



Office Floorplan



For Lease
61,840 SF Industrial Space

1445 Lower Ferry Road
Ewing, NJ 08618

