

+/- 109,850 SF ON 11 ACRES AVAILABLE

FOR LEASE

3 LITHO ROAD, LAWRENCEVILLE NJ



BUILDING SPECIFICATIONS

Type	Warehouse or Manufacturing Facility
Location	Rt. 1 Lawrenceville
Size	109,850 SF on 11 acres
Docks	5
Drive Ins	2
Construction	Masonry
Building Ht	18'-24'
Land	11 acres
Taxes	\$1.21/SF (2024)
Parking Ratio	0.18/1,000SF
Parking Spaces	50 Employee/100 Trailer
Zone	HC or Continued Industrial
Electric	2,000-2,400 amps



Outside Storage
Possible retail use
Expandable to 170,000 SF
Hazardous materials rooms

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CRP - Commercial Realty Partners, LLC

Industrial Brokerage, Development & Real Estate Investment

55 Carter Drive, Suite 200 | Edison, New Jersey 08817

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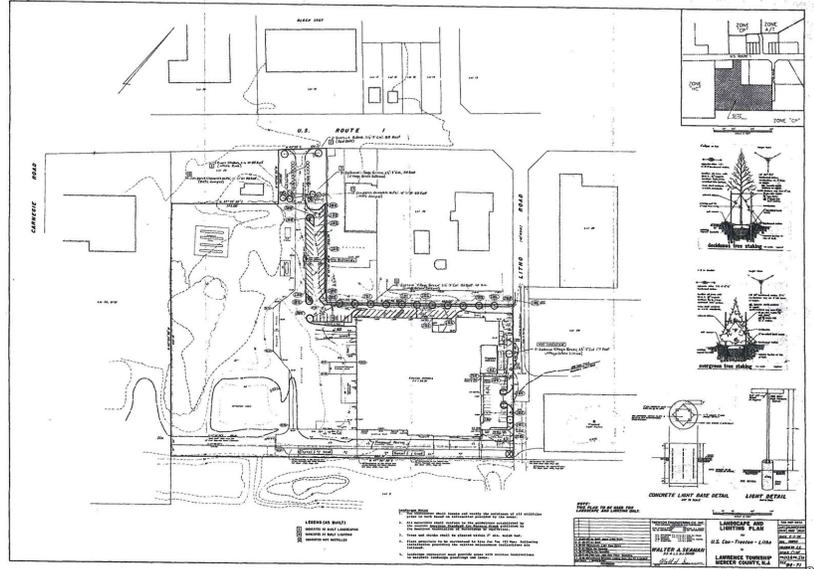
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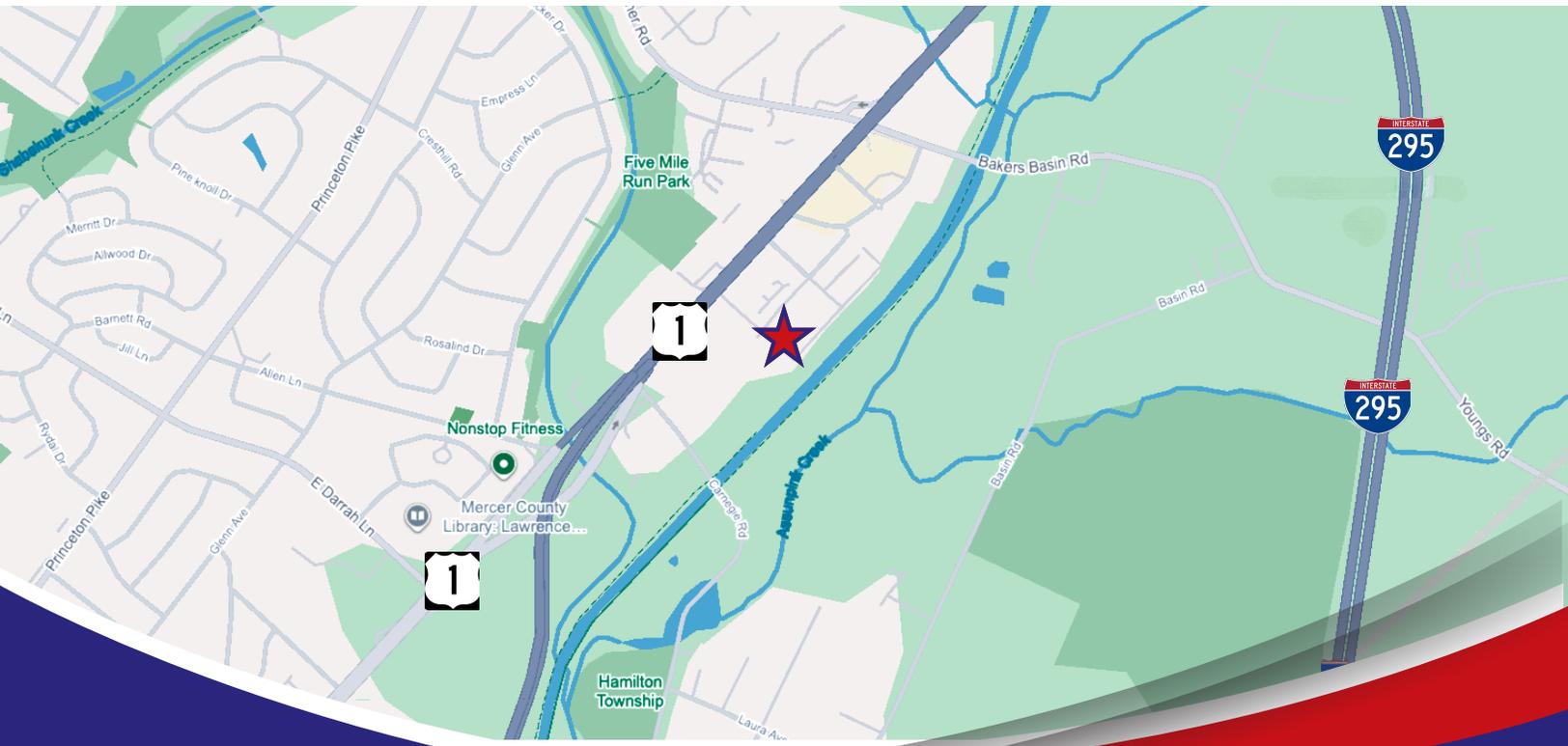
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SITE PLAN



LOCATION MAP



For More Information contact:

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