



FLEX CONDO FOR LEASE

3,500 SF Unit Available

2101 East State Street

Hamilton Township, NJ 08619



UNIT DETAILS

UNIT SIZE

- 3,500 SF

OFFICE SPACE

- 1,640 +/- SF

MEZZANINE

- 300 +/- SF

UNIT DIMENSIONS

- 28'8" W x 111'3" L

YEAR BUILT

- 1990 (approx)

CEILING HEIGHT

- 16'9" Clear

LOADING

- One (1) Drive-In (12' x 14')

CONSTRUCTION

- Concrete Block over Steel Framing

FLOOR

- Concrete Slab

ROOF

- TPO

HEATING

- Reznor Gas-Fired Space Heater

LIGHTING

- Fluorescent

ZONING

- MFG - Manufacturing (Township of Hamilton)
- Arts and Culture Overlay

LOCATION

- Positioned off I-295 (Exit 53) in Mercer County, the property offers easy access to nearby interstates (I-195, I-95/NJ Turnpike), as well as regional arteries (Route 1 & 206)

PUBLIC TRANSPORTATION

- Serviced by NJ Transit's Hamilton Station, as well as NJ Transit Bus Route 608

UNIT 6

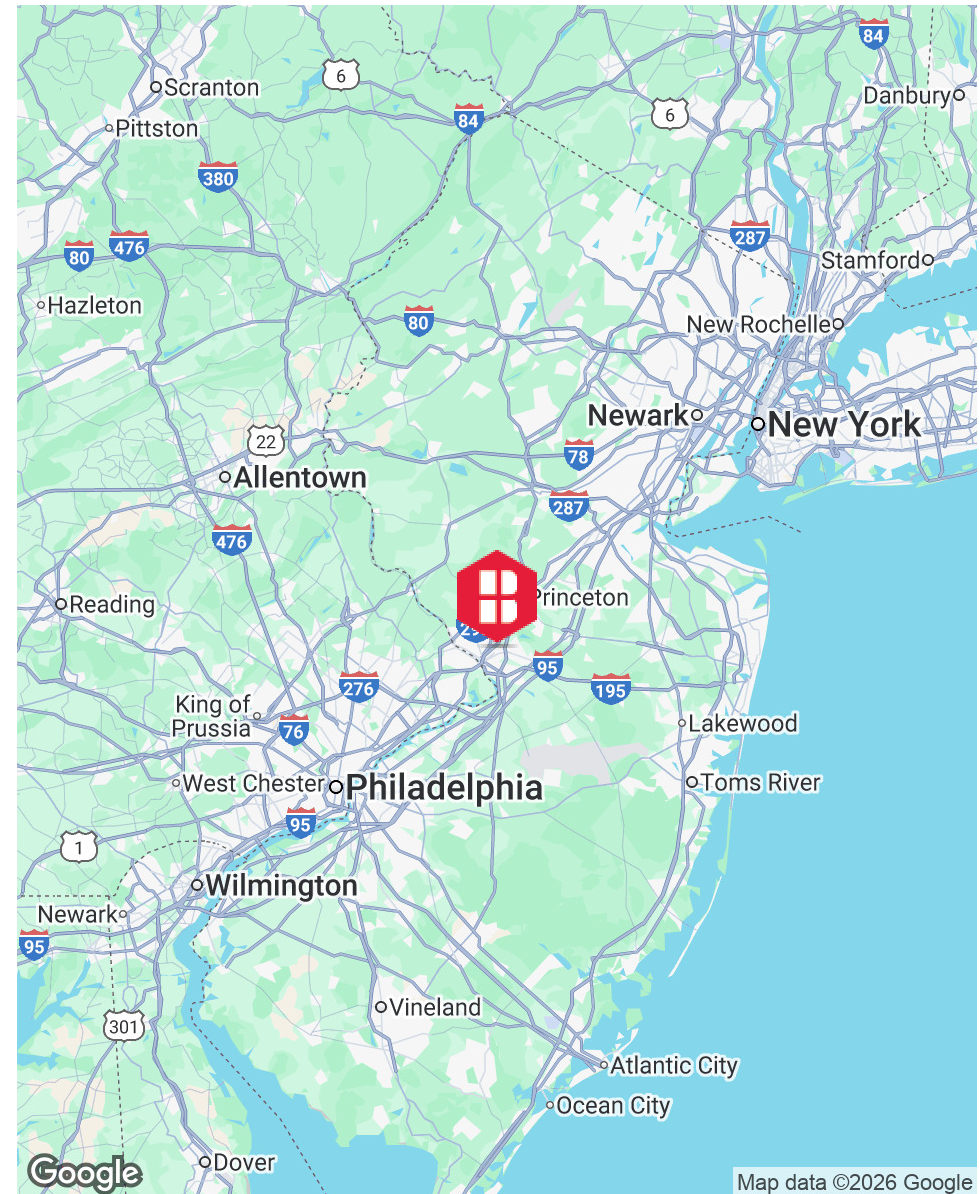


UNIT 6 PHOTOS



DRIVING DISTANCES TO MAJOR LOCATIONS

CITY	DISTANCE
Route 1	1.4 Miles
Route 206	2 Miles
I-295	2.1 Miles
Trenton Transit Center	2.2 Miles
Trenton-Morrisville Toll Bridge	3.7 Miles
I-195	6.3 Miles
I-95	9.4 Miles
Trenton-Mercer Airport	13.4 Miles
Philadelphia	37.4 Miles
Philadelphia International Airport	45.7 Miles
New York City	58.6 Miles



PRIMARY CONTACTS



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