



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)

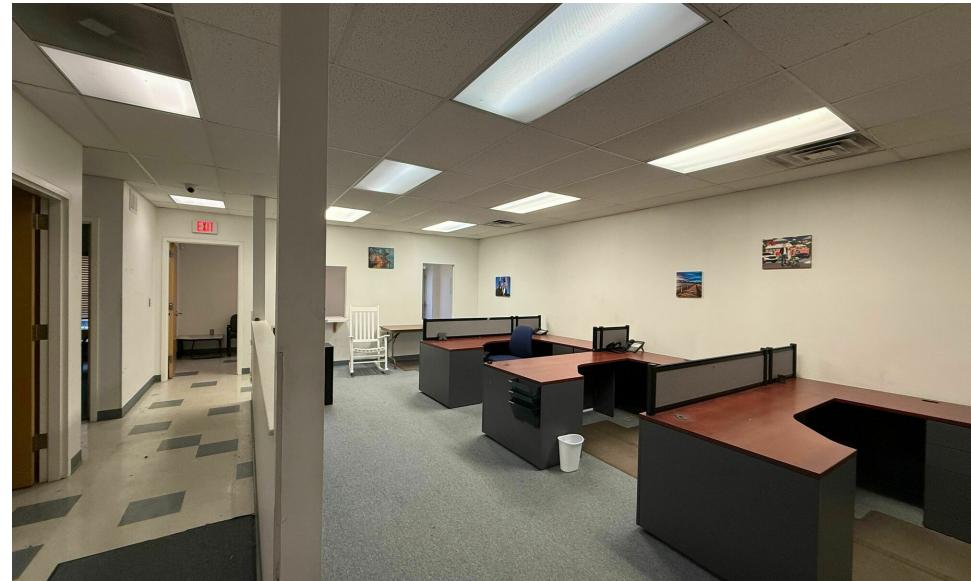
PUBLIC TRANSPORTATION

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

UNIT 6

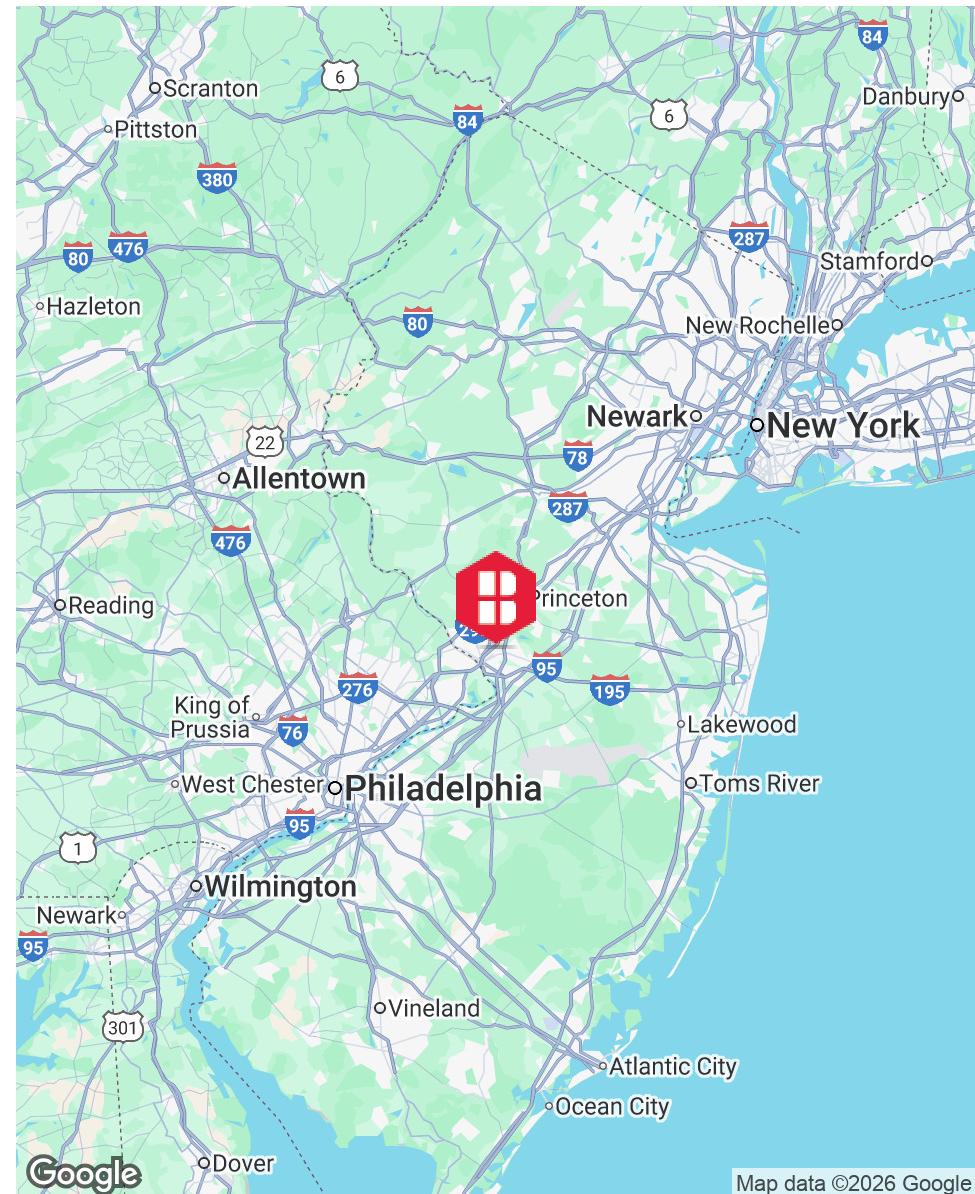


UNIT 6 PHOTOS



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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