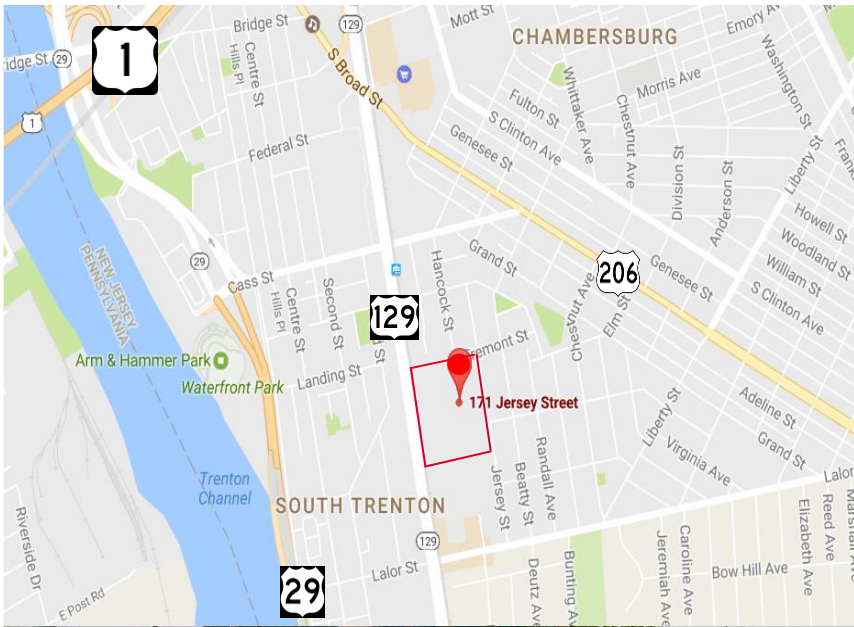




171 Jersey Street Trenton, NJ 08611



Immediately Available: 51,000± SF

OFFICE SPACE:
15,000 SF adjacent to Unit 1

WAREHOUSE UNITS:
Unit 1: 5,000 SF
T.G. drive thru to adjacent Unit 2
Unit 2: 15,000 SF
T.G. drive thru to adjacent Unit 3
Unit 3: 13,386 SF, T.G.
Unit 4: 6,000 SF, T.G.

- Ceiling Height: 16’
- Loading: 3 T.G.
- On-site management; 24-hr maintenance; Fiber Optics available; Extensive, fenced parking (1,395+ spaces); Public Water/Sewer; Fire Protection.
- Economic incentives - Urban Enterprise Zone.
- Located in Mercer County; 1 Block from Route 129; Linked to I-195, I-295 and NJTP (10 min. to Exit 7A); Quick access to US-1 & Rtes 29 + 206.
- 5 min walk from Downtown Trenton; 5 min walk from the Riverline Light Rail at Cass Street Stop; Bus Lines: 0.3 mi; 1 Mile to NE Train Line.
- Frontage on Route 29.

LEASE:
Warehouse: \$4.15/SF + operating expenses (\$1.35)
Office: \$19.75/SF + Electric + Cleaning

Contact: Gerard Fennelly, Matt Fennelly
www.Fennelly.com | 609.520.0061 | Fennelly@Fennelly.com



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.

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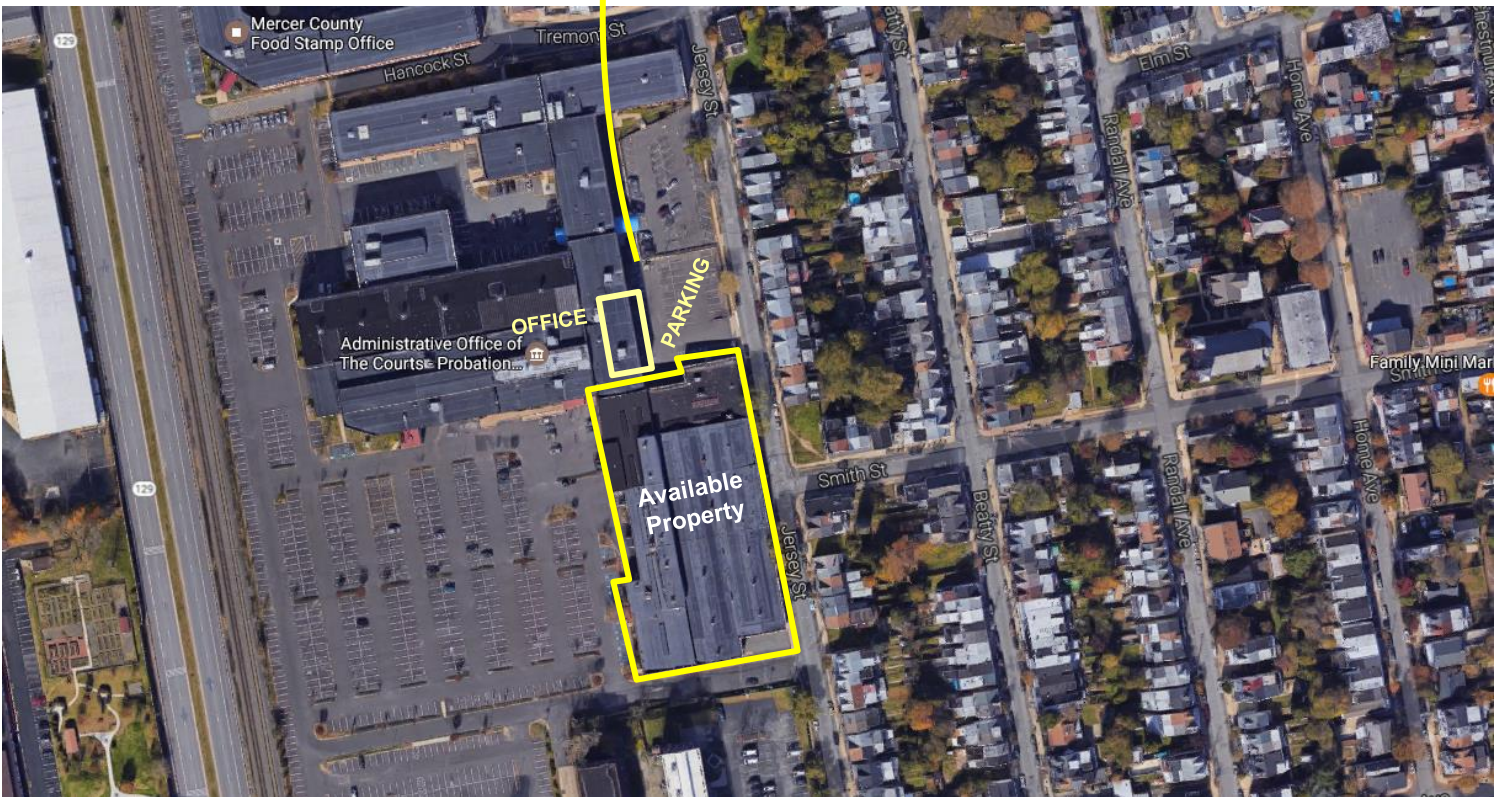
The Roebling Metro Complex
consists of 13 historically rich office, warehouse, and light
manufacturing buildings totaling 1,000,000± SF

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171 Jersey Street, Trenton NJ 08611



Located in Chestnut Park area -
Developers used “the bones” of the long-abandoned factories, turning them into environmentally-friendly office spaces, professional condos, lofts, and restaurants; attracting Tenants with a vibrant, inner-city atmosphere.

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