

**For Lease**  
**Office/Flex Space**  
**4 Crossroads Drive, Hamilton, NJ**



**Lease Rate:**

**\$11.00/SF**  
plus operating  
expenses

**Estimated Operating  
Expenses:**  
**\$5.35/SF**

**Currently  
Fully Leased**

**8,000 SF**  
**with 6,125 SF Office**  
**and**  
**1,875 SF Warehouse**  
**with one Drive in Door**

- Drive in doors: 12x16'
- Public Water & Sewer
- Zoned Office/Research
- Single story flex type building
- Ceiling heights: 20"
- Convenient to I-195, NJ Turnpike and Route 130

**Contact: Gerard Fennelly**

[www.Fennelly.com](http://www.Fennelly.com) | **609.520.0061** | [Fennelly@Fennelly.com](mailto:Fennelly@Fennelly.com)

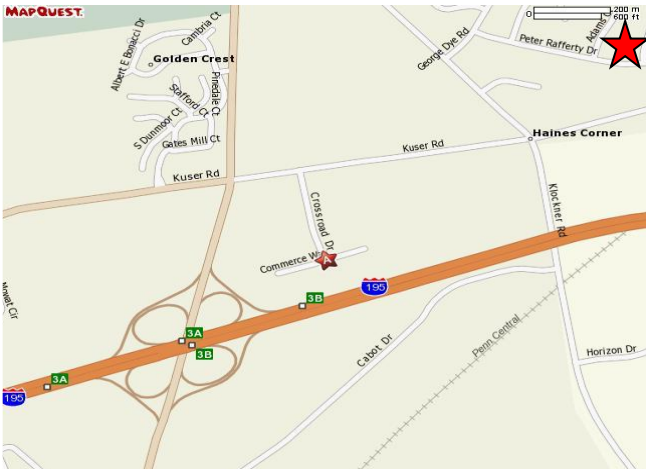
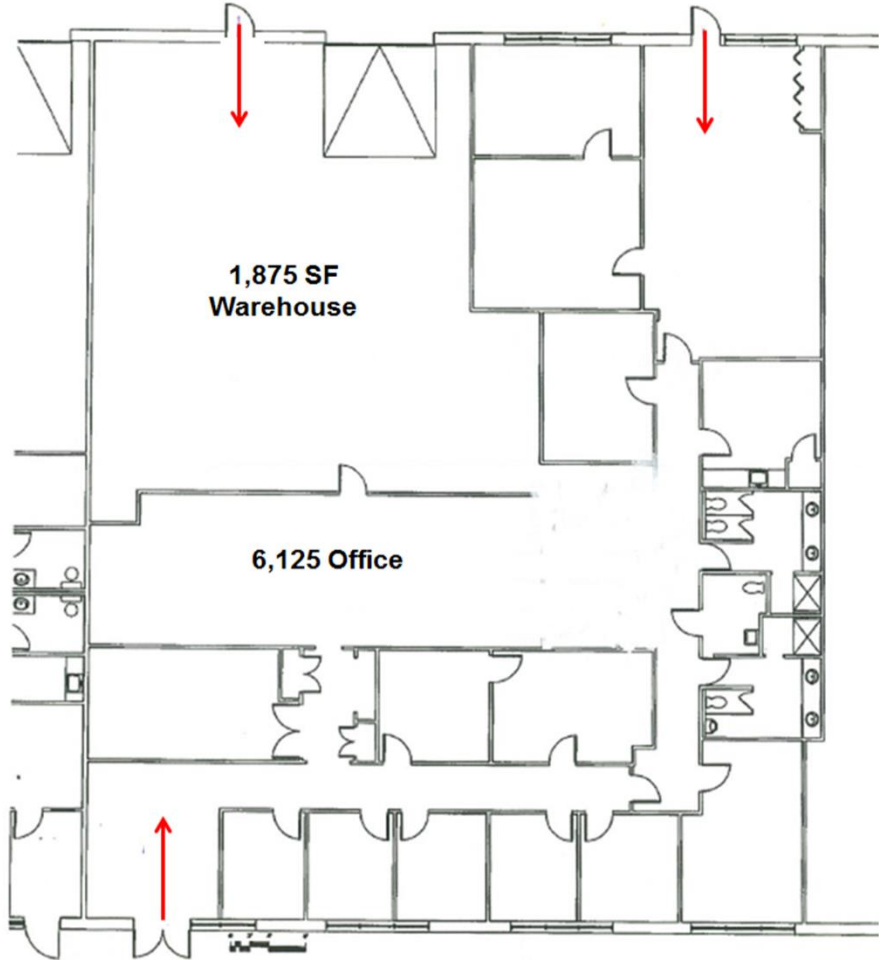
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## 4 Crossroads Expenses for 2016

HVAC Repair	\$4,000.00
Insurance	20,000.00
Management	10,900.59
Utilities	3,134.33
Supplies	974.25
Repairs and Maintenance	2,339.32
R.E. Tax	102,779.04
Security	3,887.06
Water & Sewer	4,667.60
Waste Removal	3,294.72
Permits, Fees	144.00
Landscaping/ Snow Removal	25,000.00
<b>Total Expenses</b>	<b>\$181,120.32</b>



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