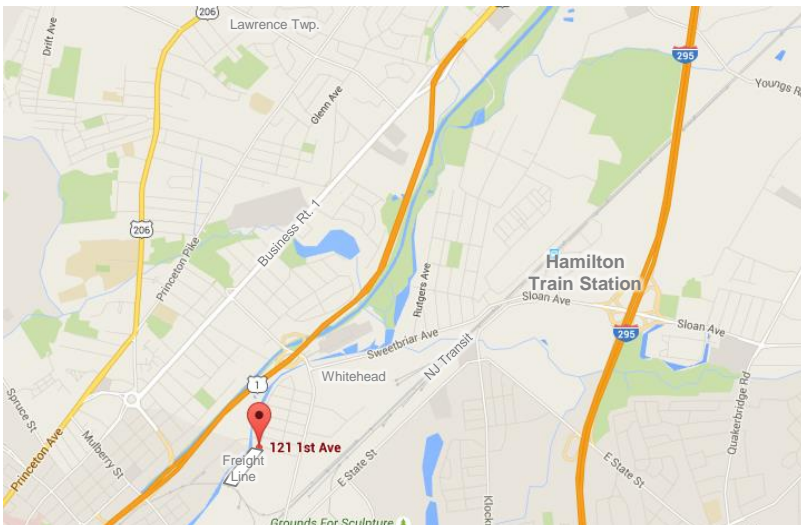




# For Sale or Lease

## 121 First Avenue, Hamilton, NJ 08619



**117,000 SF  
on 14.28 Acres**

**Sale: \$4,300,000**

**Lease: \$4.00 SF plus Operating Expenses**

- **Two Buildings:**
  - 1 Story: 48,000 SF, 15' clear
  - Multi-Story: 69,000 SF, 14' clear
- **Parking: 1.23 Cars/1000 SF**
- **5 External Docks**
- **Outside Storage; 15 AC Land**
- **Adjacent to Freight Rail Line**
- **Six Active 10 Ton Cranes**
- **Taxes: \$141,000**
- **Leased: 99,750 SF \$4.30/SF Gross**
- **Located in Hamilton Township, Mercer County**
- **3 Min. to Hamilton Commuter Rail, 10 Min. to Trenton Transit Center**
- **NJ Tpk, Exit 7A, 15 minutes**

**Contact: Gerard Fennelly, Matthew Fennelly**

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

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Commercial Real Estate Services, Worldwide.

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.



# 121 First Avenue, Hamilton NJ



State of New Jersey  
Leased: 92,187 SF  
\$424,060.20/year  
plus utilities

Vacant:  
17,250 SF  
1 Tailgate



## 14.28 Acres

Outside Storage  
Sewer: City  
Water: City

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