



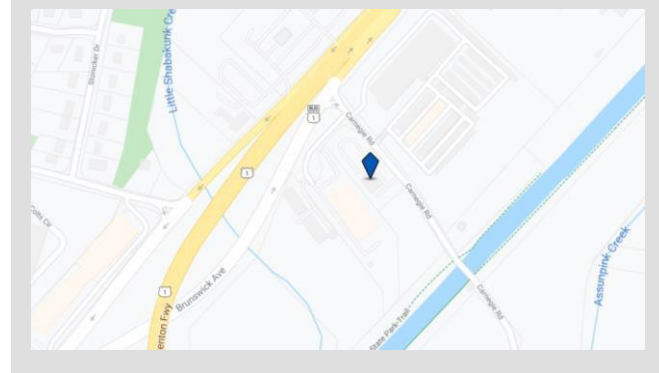
## 2 Carnegie Road

Lawrenceville, New Jersey 08648

**Redevelopment Opportunity**  
**Office / Land - 2.9 Acres**  
**Investment or Owner/Occupier Property**

- 6,000 SF Multi-Tenanted Office/Medical Building, Large Parking Lot and Additional Green Rec Space
- Great Owner/Occupier Property
- Block: 1203, Lot 1, 1.34 Acres, Taxes \$24,881
- Block: 1203, Lot 2, 1.46 Acres, Taxes \$7,202
- Zoning HC Highway Commercial
- 60 Car Parking, (10 spaces/1,000 SF leased)
- Located at Intersection of Carnegie Road & Route 1
- Great Visibility from high traffic Route 1
- Excellent location, Lawrenceville Twp, Mercer County
- Large 5'x10' sign in front of Property

**Lease: \$12.00/SF plus all Operating Expenses**  
**Sales Price: \$1,500,000**



For more information:

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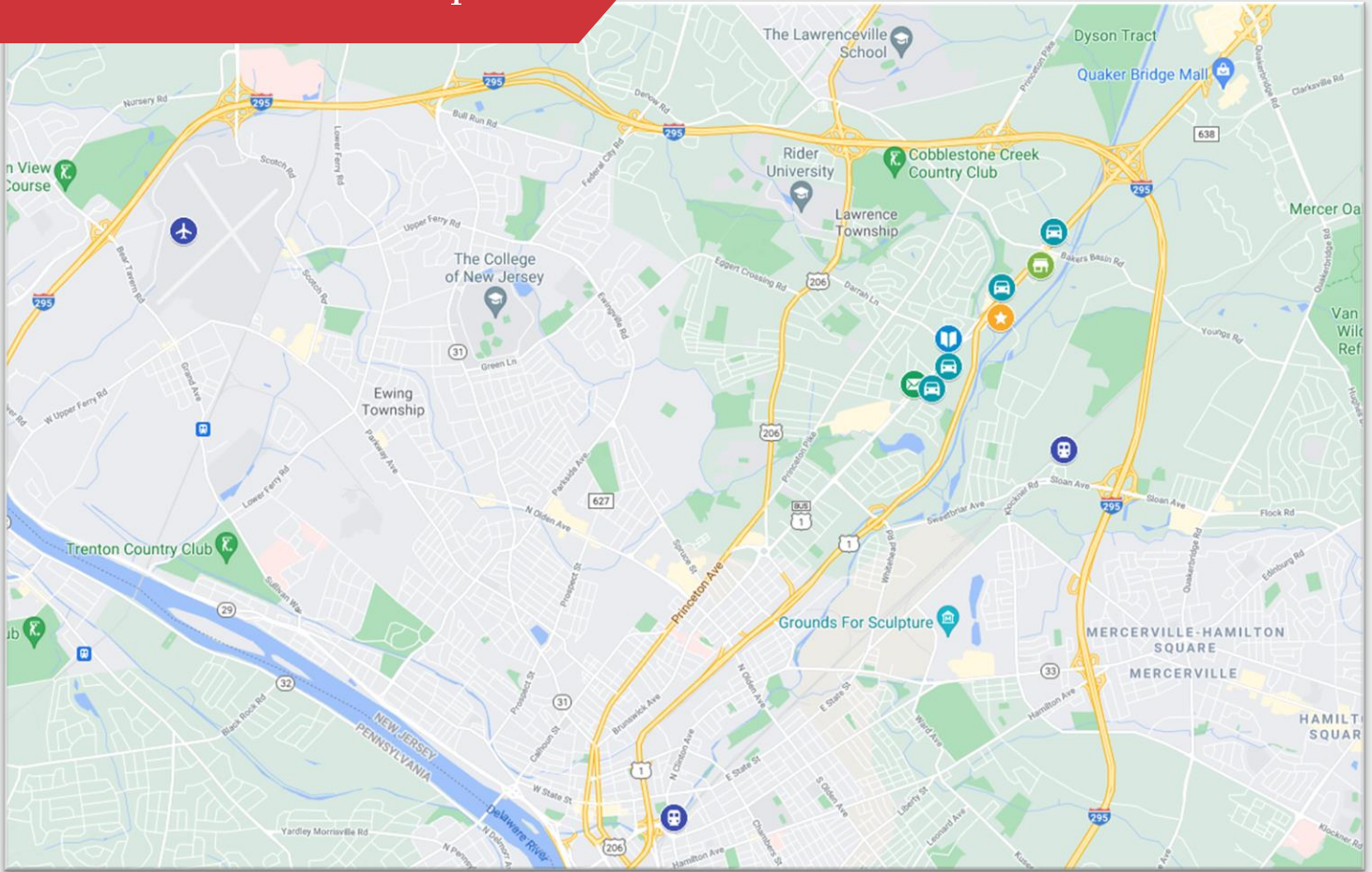
**Matthew Fennelly**

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For Lease/Sale  
6,000 SF on 2.8 AC  
Office / Land / Redevelopment

2 Carnegie Road  
Lawrenceville, New Jersey 08648



Commuter Rail: Hamilton Commuter Rail (NE Corridor Line)	7 min drive	2.0 mi
Trenton Transit Center (NJT) Commuter Rail (Northeast Corridor Line, River LINE)	12 min drive	6.1 mi
Trenton Mercer Airport	18 min drive	9.5 mi

