



## For Sale or Lease

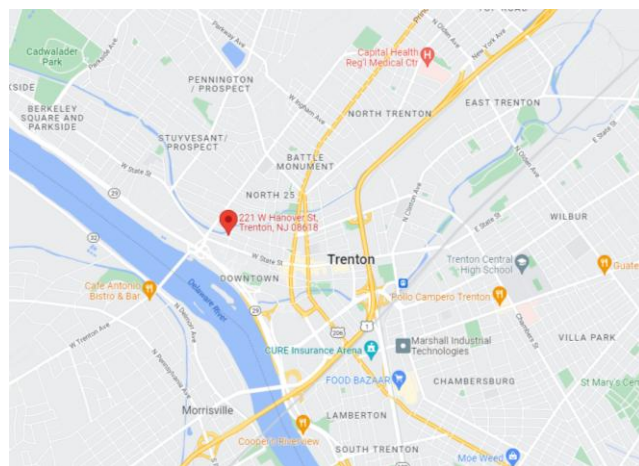
### 40,000 SF Office Building

- Solar Panels on Roof
- Parking: 48 Spaces within 15,000 SF parking facility located on main level of building
- Floor Plates 15,000 SF
- Taxes: \$192,208.41 annually
- Backup Generator, Heavy Power
- First floor is elevated by a foundation of 30-inch diameter caissons drilled into bed rock.
- Easy access to Route 29; located on the bank of the Delaware-Raritan Canal.

**Sale: \$3,000,000**

**Lease: \$21.50/SF plus utilities and janitorial**

**For more information:**  
**Gerard Fennelly**





For Sale / Lease  
40,000 SF  
Office Building

221 W. Hanover Street  
Trenton, NJ 08618

## 1<sup>st</sup> Floor Plan



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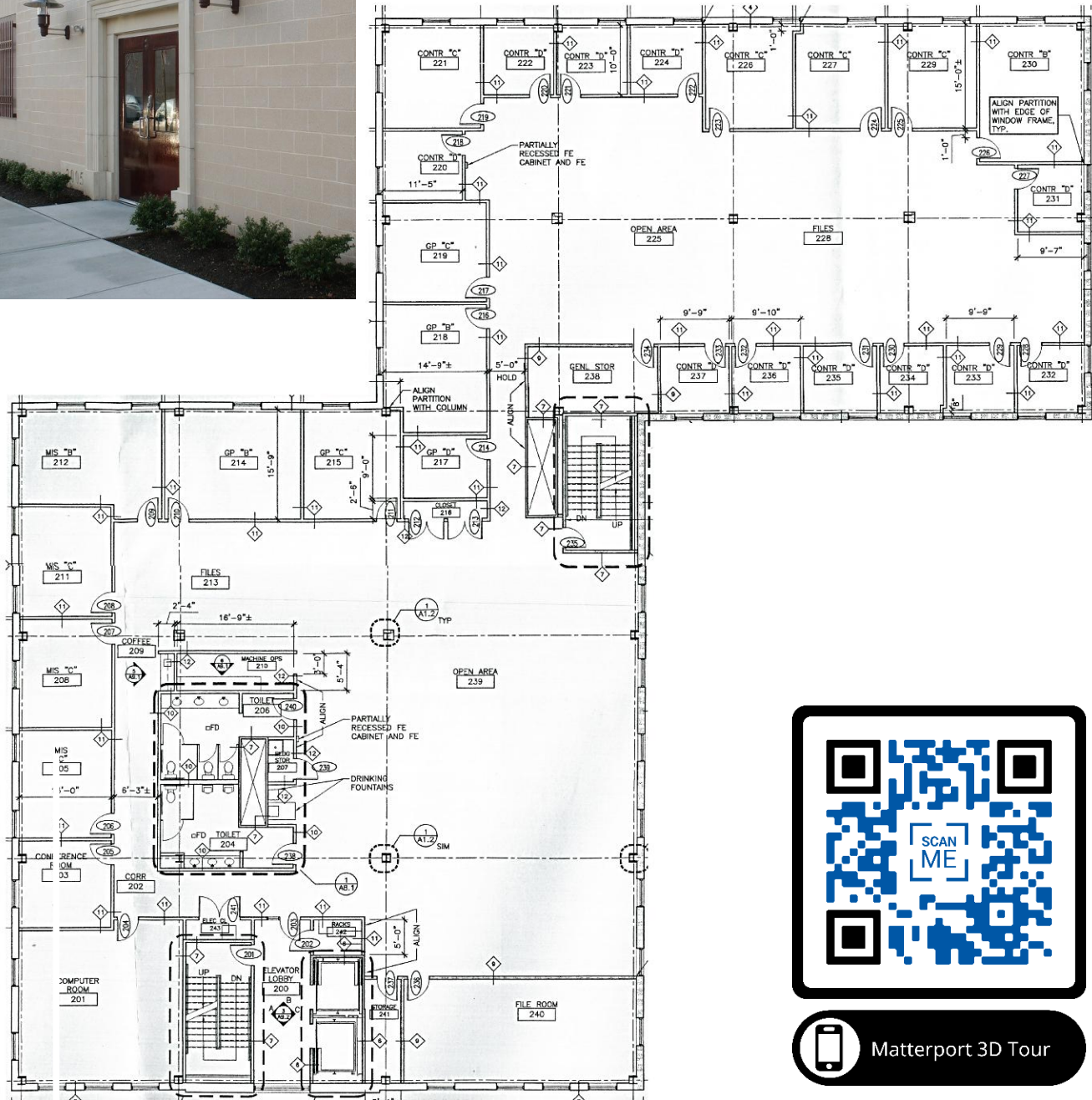
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## 2<sup>nd</sup> Floor Plan



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## 3<sup>rd</sup> Floor Plan



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