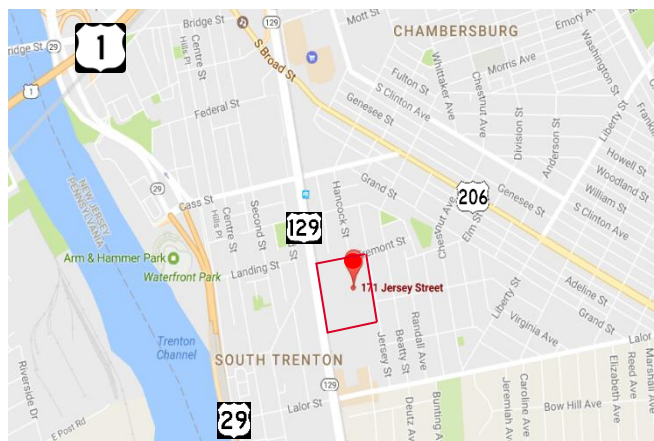




Office / Warehouse / Flex Space

- 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 1 block from Rt. 129
- Linked to I-195, I-295 & NJTP (10 min. to exit 7A)
- Quick access to US-1 & Routes 29 + 206
- 5 min walk from downtown Trenton
- 5 min walk from RiverLine light rail at Cass Street stop; bus lines: 0.3 mi; 1 mile to NE train line
- Frontage on Route 29

Immediately Available:

Building 3-A

2nd Floor 15,000 SF Office

Building 36:

1st Floor 26,706 SF Warehouse
Divisible to 6,750 SF
20' Clear, 4 Loading Docks
2,177 SF Office Space

Buildings 6 & 7:

1st Floor 29,000 SF Warehouse/Flex;
Contiguous – 35' Clear
90' Clear Span - Crane Building

LEASE:

Warehouse: \$13.50/SF Gross + Utilities

Office: \$20.00/SF Gross + T.E.

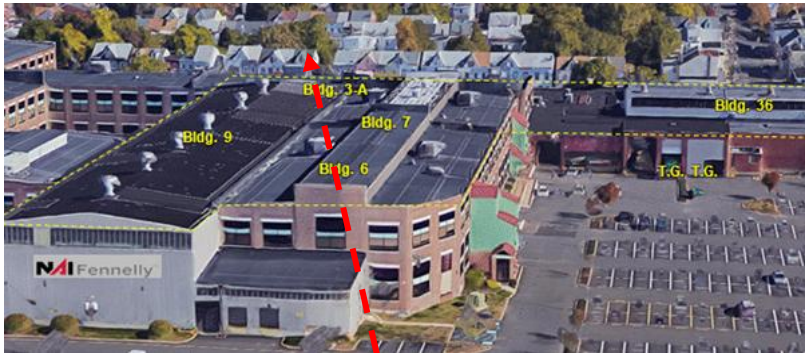
For more information:
Gerard Fennelly

For Lease

Office / Warehouse Flex Space

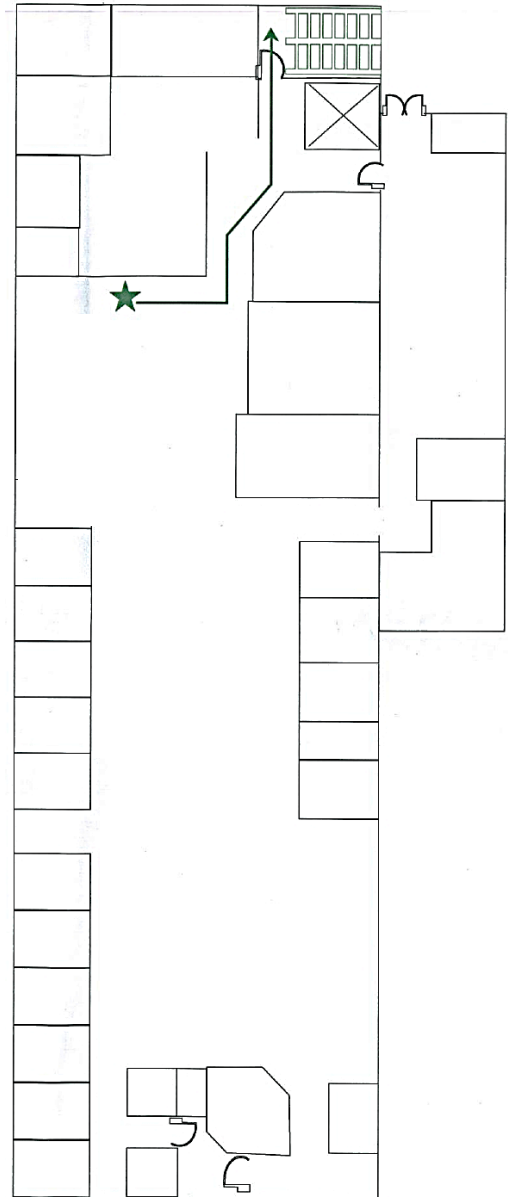
171 Jersey Street

Trenton, NJ 08611



Building 3-3A:

2nd Floor: 15,000 SF Office



Building 6 and 7

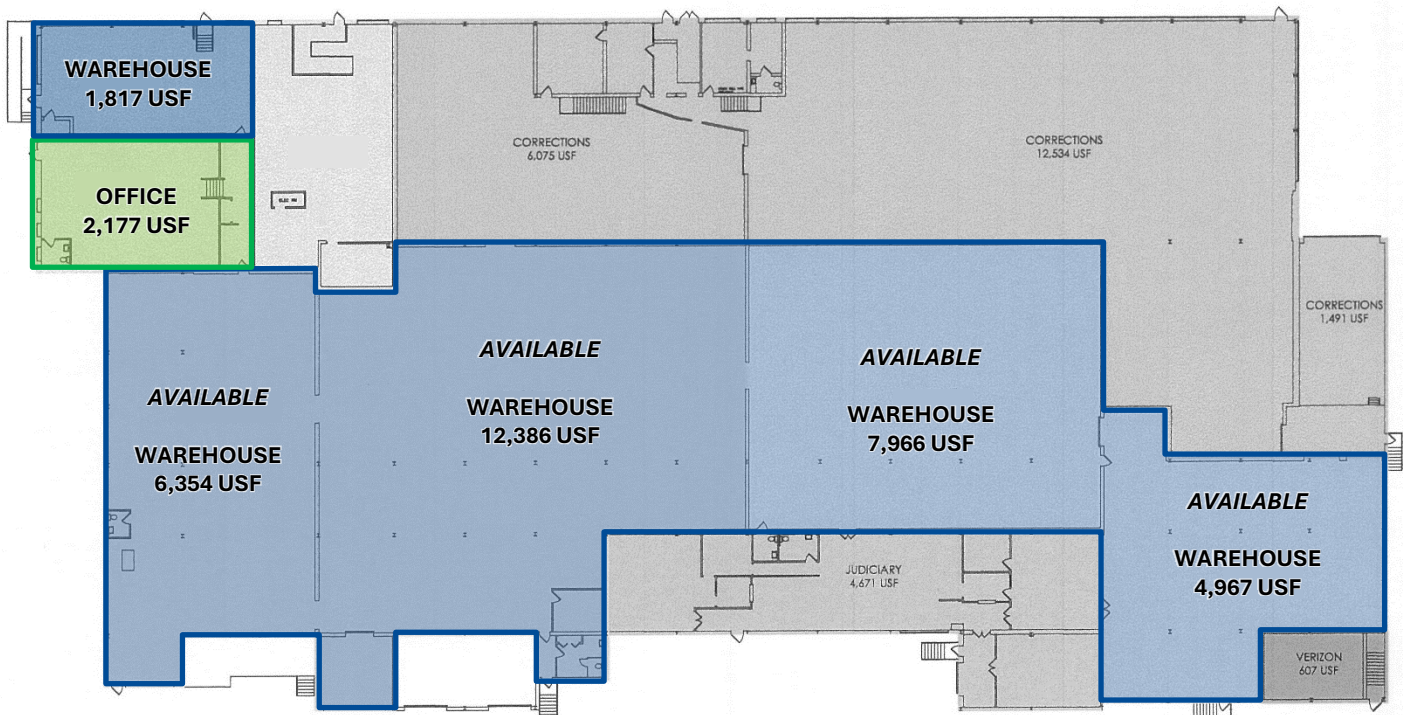
29,000 SF
Warehouse/Flex Space
1st Floor, contiguous
35' Clear
90' Clear Span Crane building

For Lease

Office / Warehouse Flex Space

171 Jersey Street

Trenton, NJ 08611



Building 36:

26,706 SF Warehouse, 20' Clear, 4 Loading Docks
2,177 SF Office Space

For Lease

Office / Warehouse Flex Space

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.

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

