

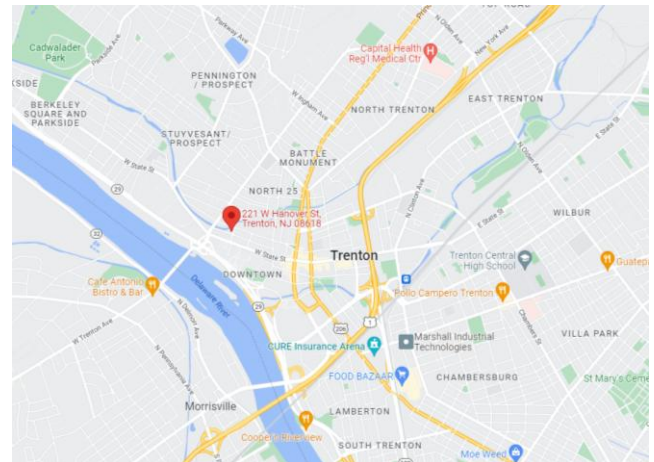


**For Sale**  
**40,000 SF Office Building**

- 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**

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

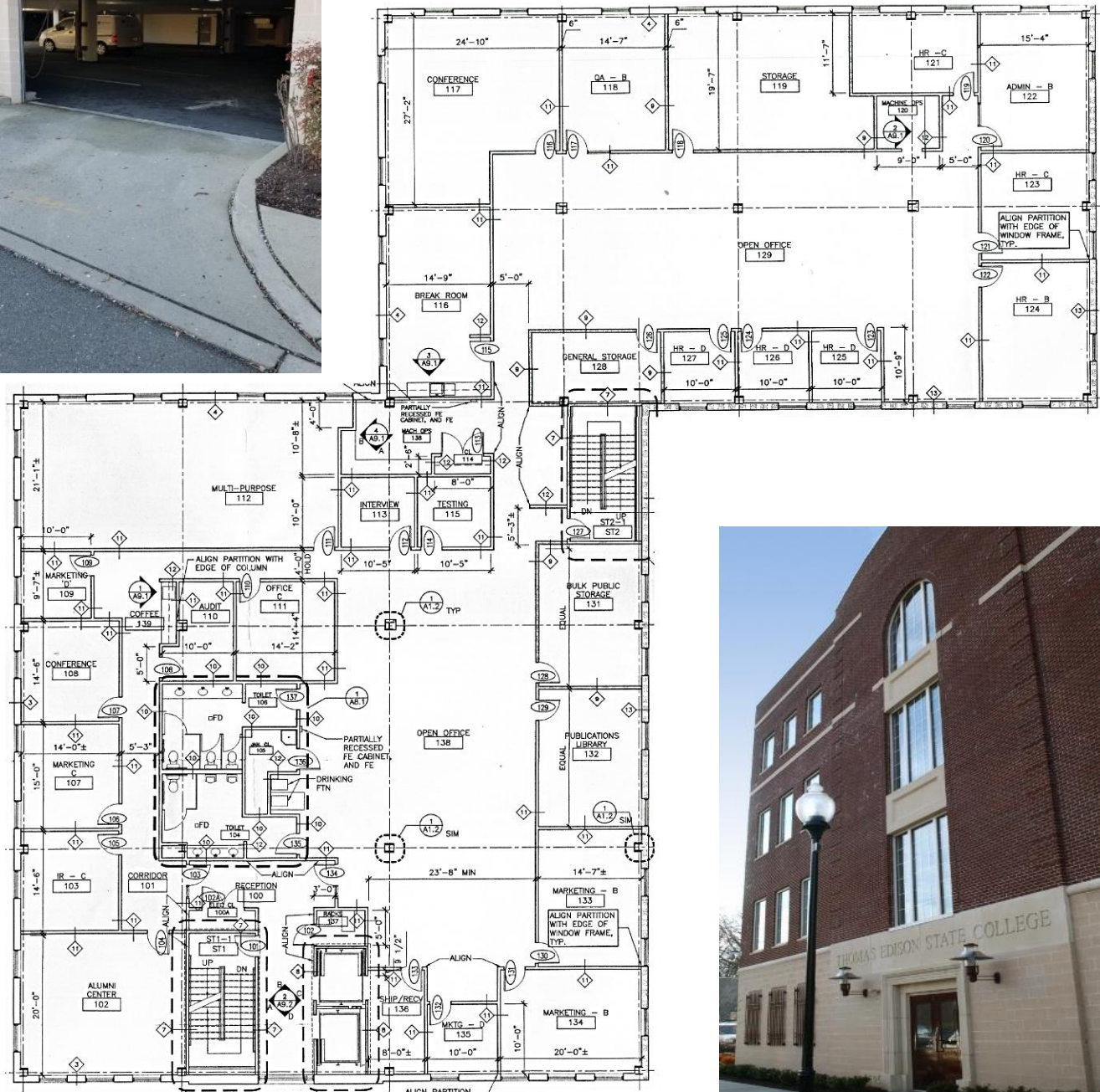


For Sale  
40,000 SF  
Office Building

221 W. Hanover Street  
Trenton, NJ 08618



## 1st Floor Plan



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

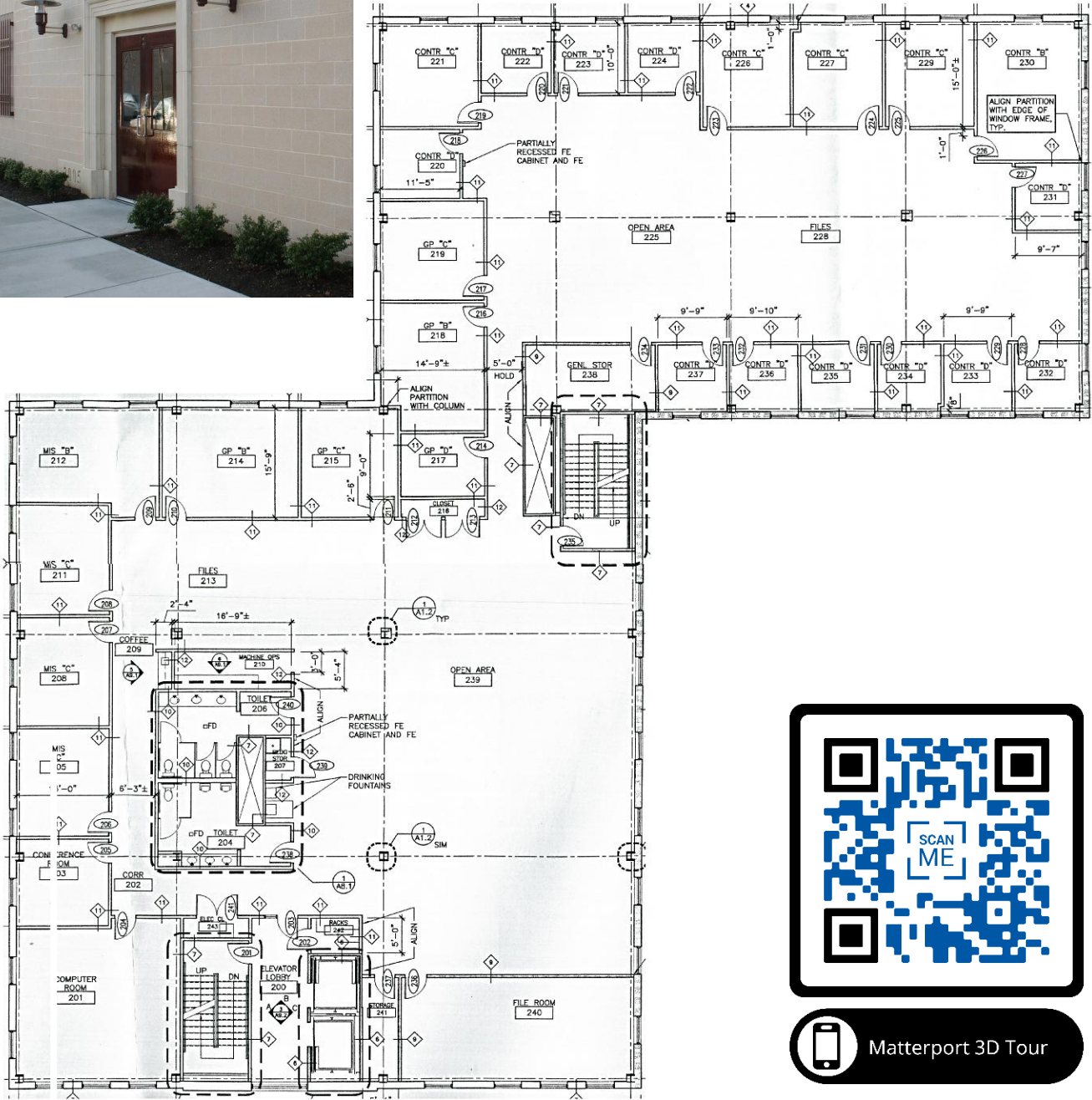
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## 2<sup>nd</sup> Floor Plan



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



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