



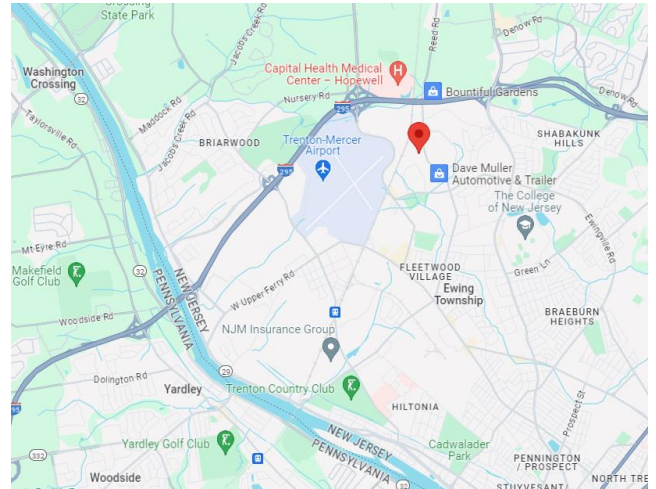
## 1445 Lower Ferry Road

Ewing, NJ 08618-1424

Available in 133,000 SF Warehouse:

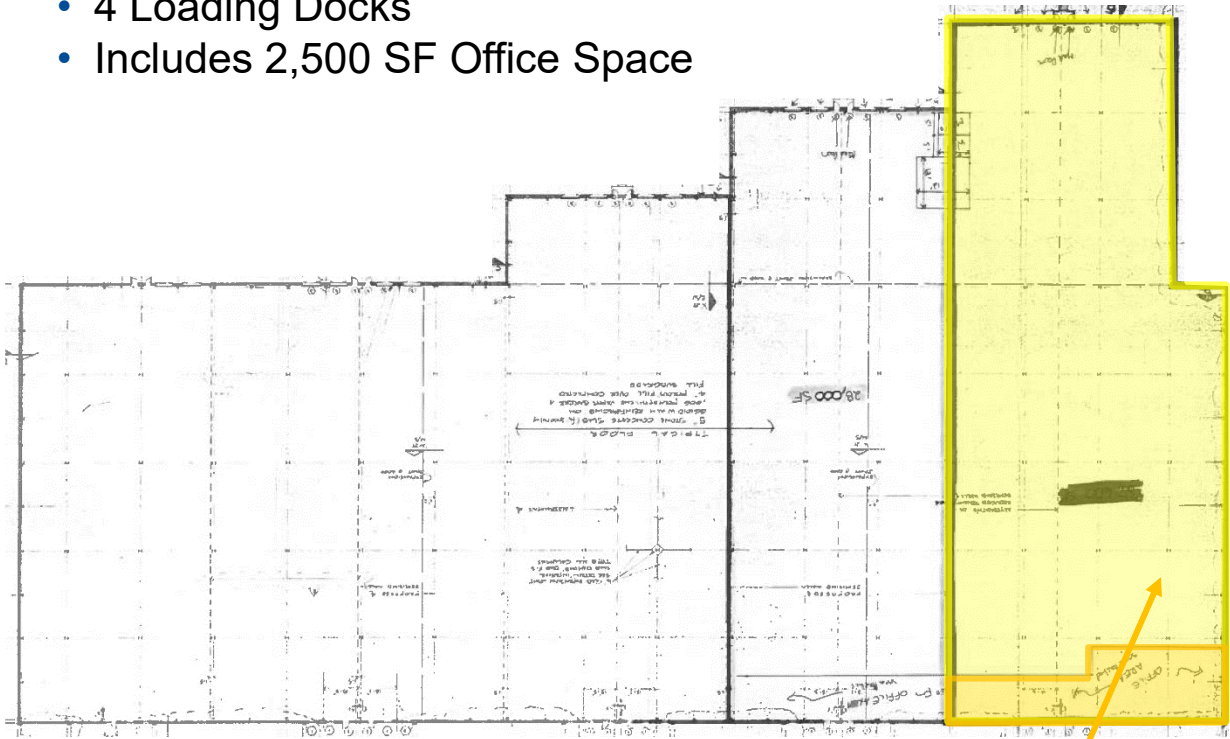
- **Unit 1: 37,500 SF**, fully built out
  - 2,500 SF office space
  - 4 Loading Docks
- 200 Parking Spaces
- Clear Height: 24'
- Column Spacing: 40'x40'
- Sprinkler Density: .22 GPM over 2,000 SF
- Term: 5-10 years
- Located 1 Mile from Mercer County Airport, I-95, I-295 and Route 31

**Lease Rate: \$12.95/SF NNN**

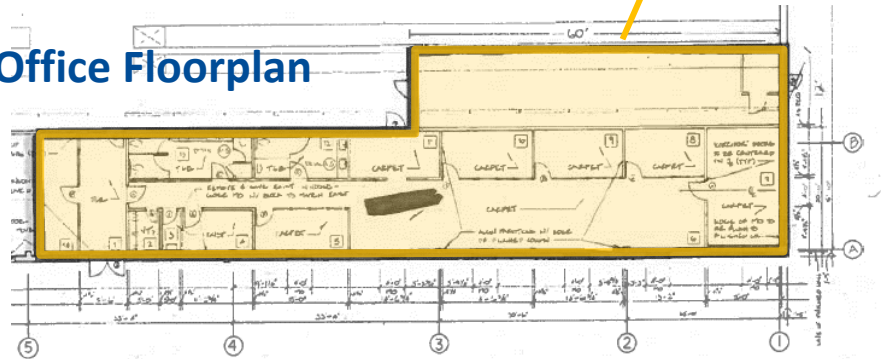


## Unit 2: 37,500 SF, first floor

- Fully Built Out
- 4 Loading Docks
- Includes 2,500 SF Office Space



### Office Floorplan



For Lease  
37,500 SF Industrial Space

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Ewing, NJ 08618

