

COMMERCIAL REAL ESTATE SERVICES

# For Lease

19,615 SF Flex Space | Divisible



## 60 Sculptors Way

**Powerhouse Assembly Manufacturing Building** Hamilton, NJ 08619

#### **Available for Lease:**

• 16,115 SF Flex Space

Ceiling Height: 20'

Loading: One 16' Drive-in (Ground Level) 2 Cranes 6,000 lbs; 1 Crane 3,000 lbs

Bus Ducting; Compressed Air

3,500 SF Storage Space
15-20' Clear; 1 Drive-in; No Outside Storage

- Floors: 10" thick
- Power: 1600 Amps
- Easy Access from I-95, I-295, Routes 1, 33, 206
- Located right outside Ground for Sculpture
- PSE&G Gas & Electric; Trenton Water; City Sewer

### Rental Rate: \$13.00/SF NNN

plus Building Operating Expenses





For more information:

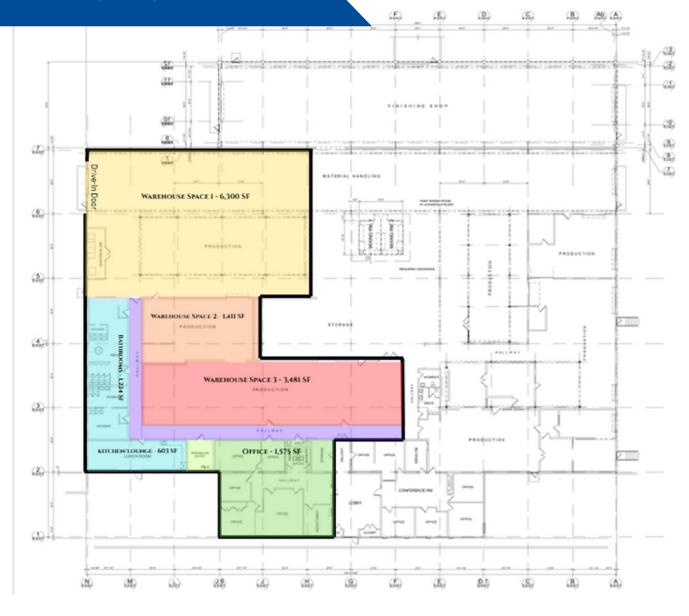
**Gerard Fennelly** 

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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- Warehouse Space 1: 6,300SF:
  - Heated, Two 6,000 lbs cranes
  - HVAC throughout rest of space except Warehouse Space 1
- Warehouse Space 2: 1,411 SF
- Warehouse Space 3: 3,481 SF: One 3,000 lbs crane
- Hallways: 1,219 SF
- Sprinkler Room: 302 SF
- Office: 1,575 SF
- Kitchen/Lounge: 603 SFBathrooms: 1,224 SF

