



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

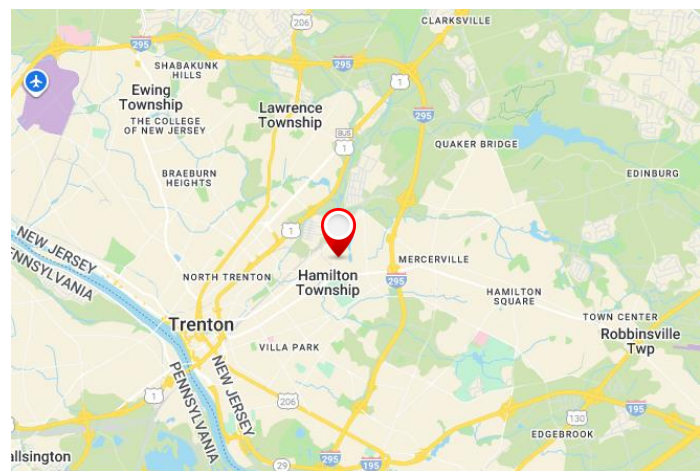
- **3,500 SF Storage Space**

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

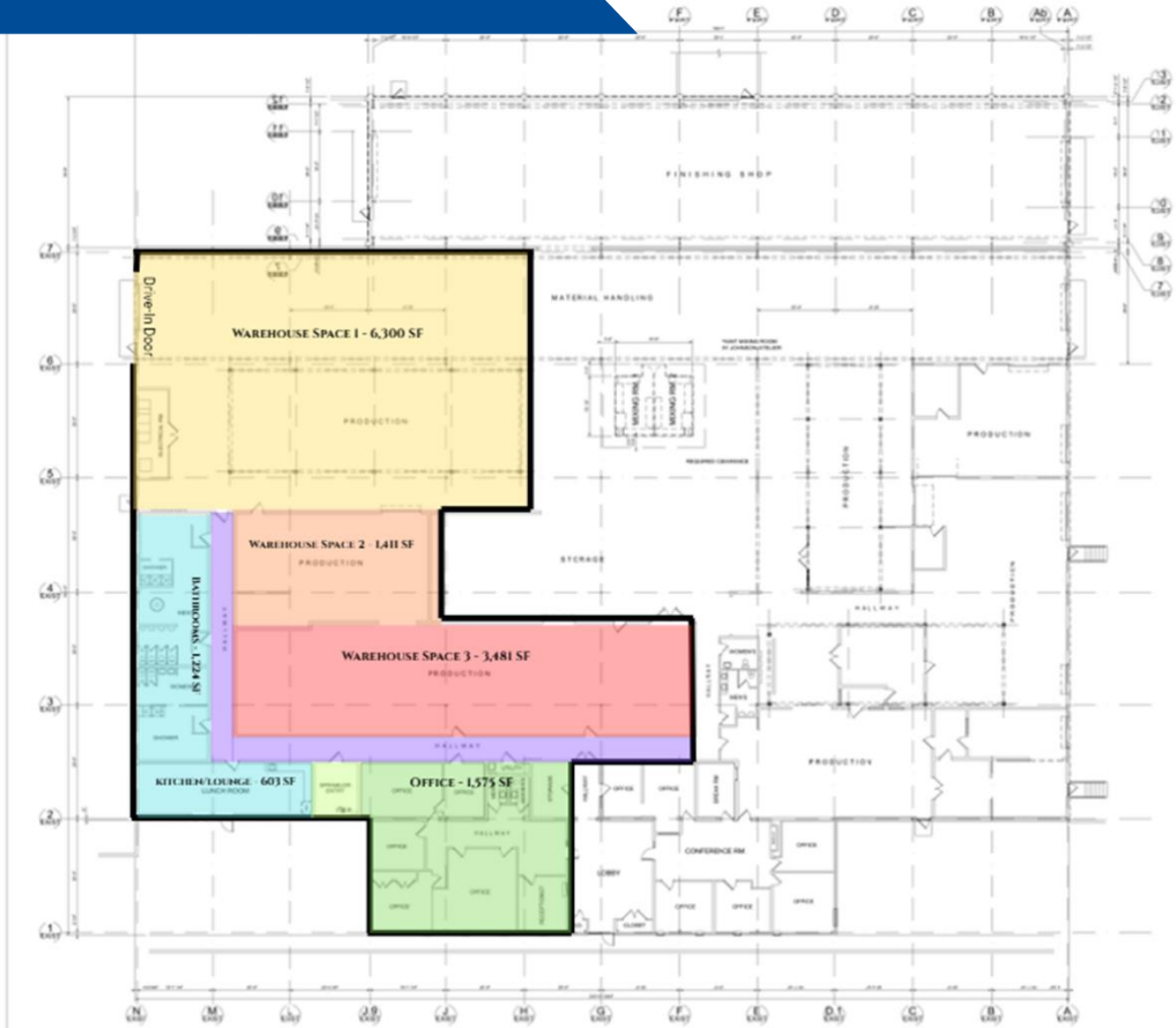


For Lease

19,615 SF Flex Space | Divisible

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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 SF**
- **Bathrooms: 1,224 SF**