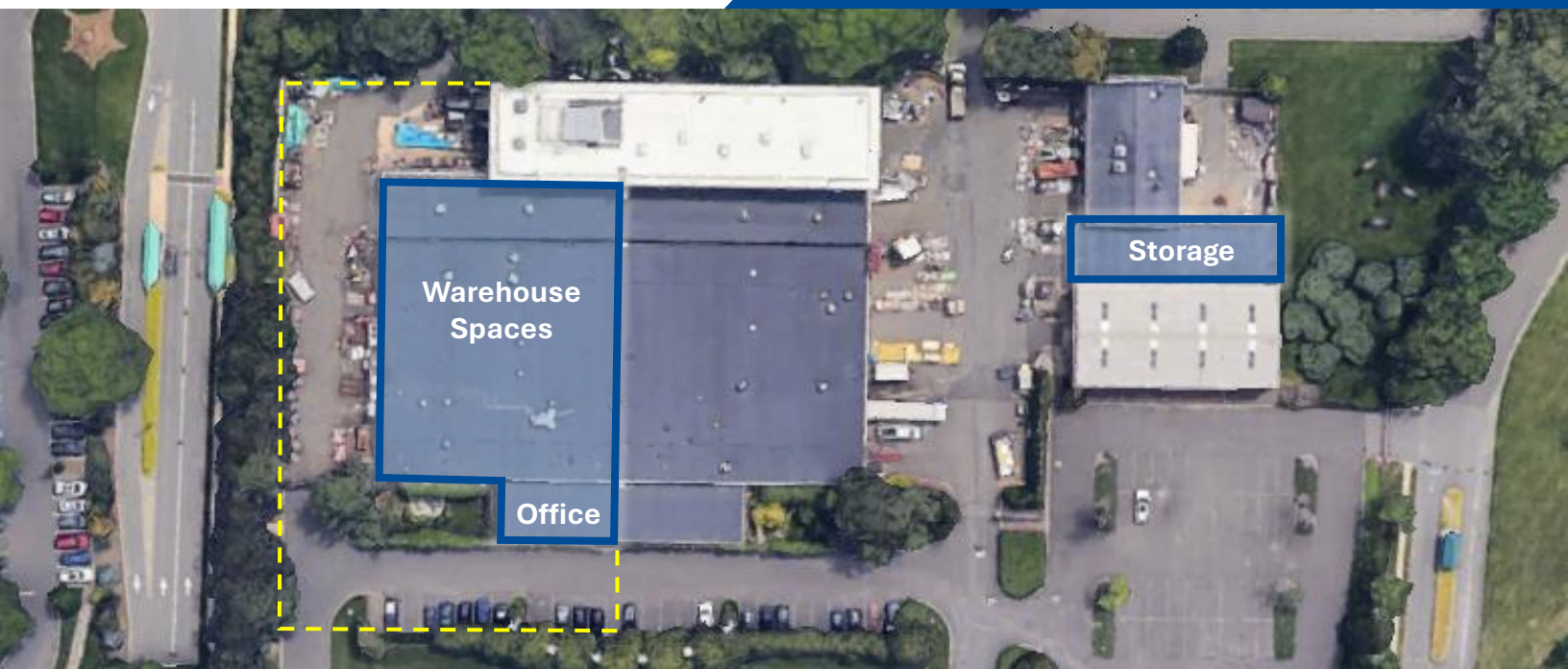




60 Sculptors Way

Powerhouse Assembly Manufacturing Building

Hamilton, NJ 08619

Available for Lease:

- **16,115 SF Flex Space**

Loading: One 16' Drive-in (Ground Level)

2 Cranes 6,000 lbs; 1 Crane 3,000 lbs

Bus Ducting; Compressed Air

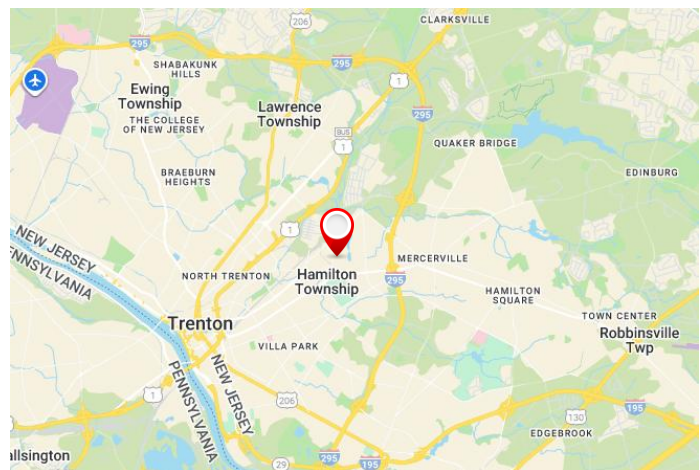
- **3,500 SF Storage Space**

15-20' Clear; 1 Drive-in; No Outside Storage

- Floors: 10" thick
- Ceiling Heights: 15'-20'
- 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

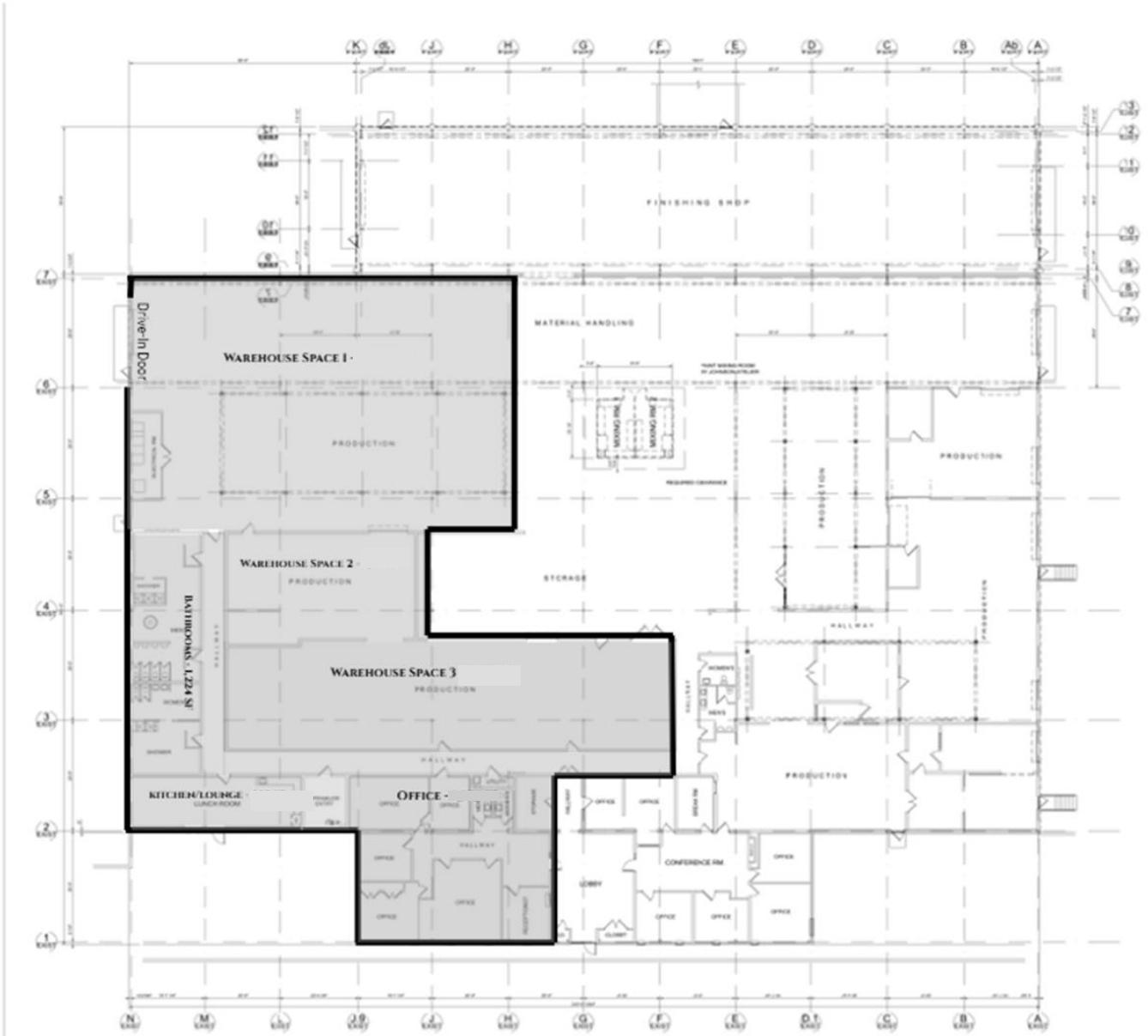


For Lease

19,615 SF Flex Space | Divisible

60 Sculptors Way

Hamilton, NJ 08619



Warehouse Space : 16,615 SF:

- Heated
- Two 6,000 lb cranes
- One 3,000 lb crane
- HVAC
- Office space, bathrooms, kitchen/lounge