

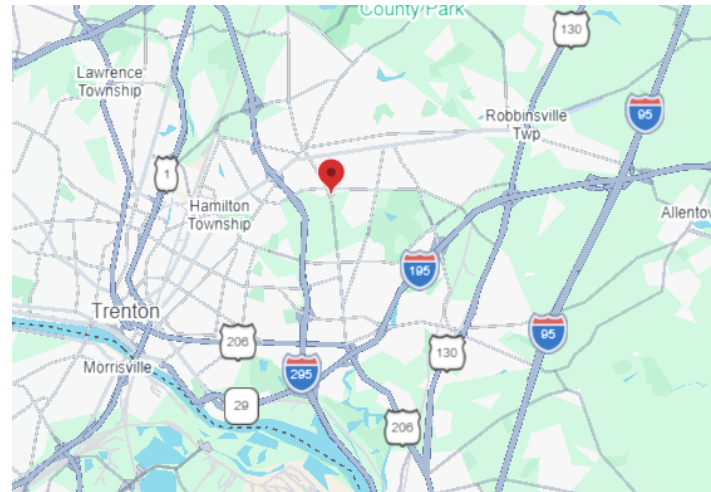


1741 Whitehorse-Mercerville Road
Hamilton, NJ 08619

25,511 SF on 4.42 Acres

Office, Showroom, Call Center; Possible Redevelopment

- **12,500 SF Finished Office and Open Space: 1st Floor**
- **12,500 SF: Lower Level**
- Built 1972 and renovated 1986; Roof replaced 2020
- Elevator Serviced; Cafeteria
- Roof Mounted 70 kW Solar System; installed 2017 with 206 Modules (panels); SRECS pay average \$950/month
- Parking: 190 Cars
- Power: 1200 Amps; Diesel Back-up Generator
- Gas + Electric: PSE&G; City Sewer
- HVAC System (NE & NW Corners) abandoned; Heavy Electric System (in EG room) abandoned
- Ejector Pumps in basement replaced 2021
- Water Lines: Separate domestic and fire lines
- Basement Sprinklered; Elevator passed inspection 02/26
- Zoning: REO-5
- Taxes 2025: \$3.03/SF
- Located near the corner of a signalized intersection; across from Hamilton Township Town Hall

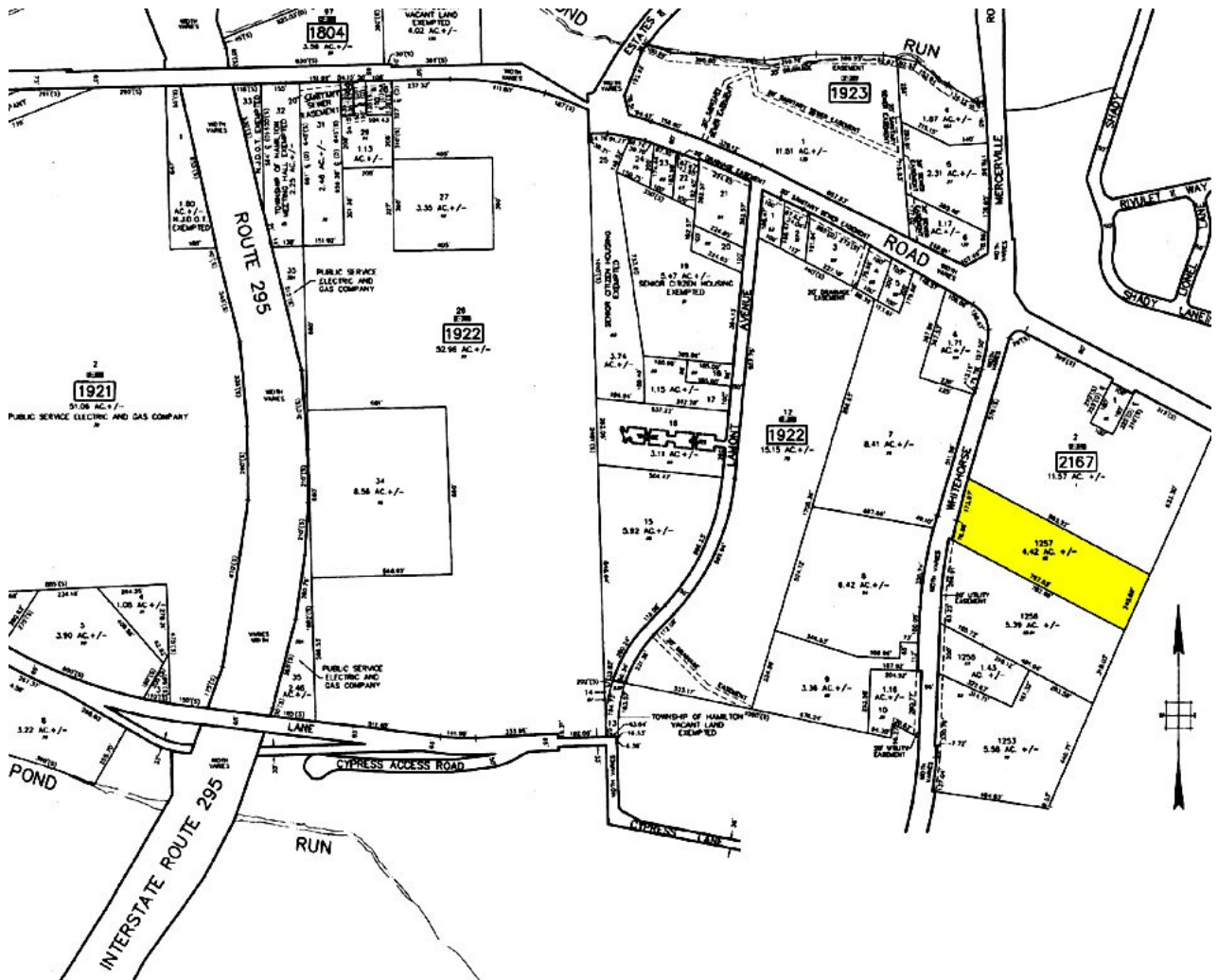
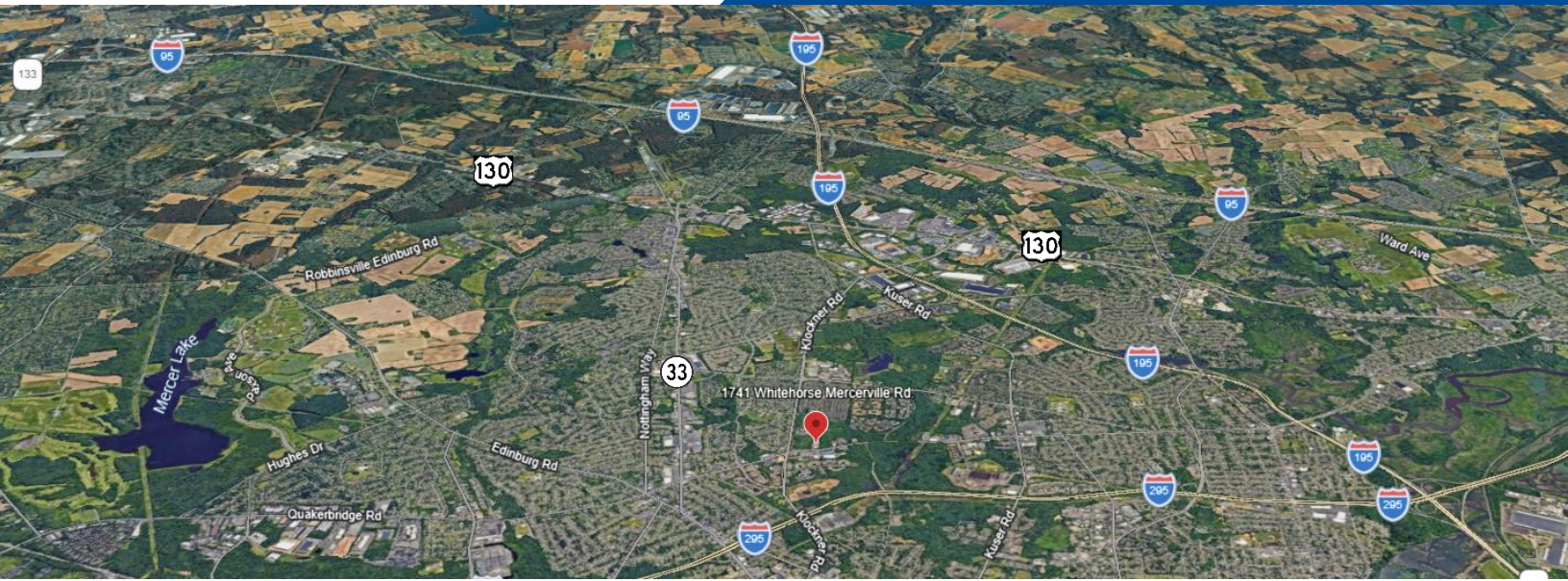


Sale Price: \$2,400,000

Lease: \$250,000/year, absolute net

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.

For more information:
Gerard Fennelly



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