



195 Clarksville Road

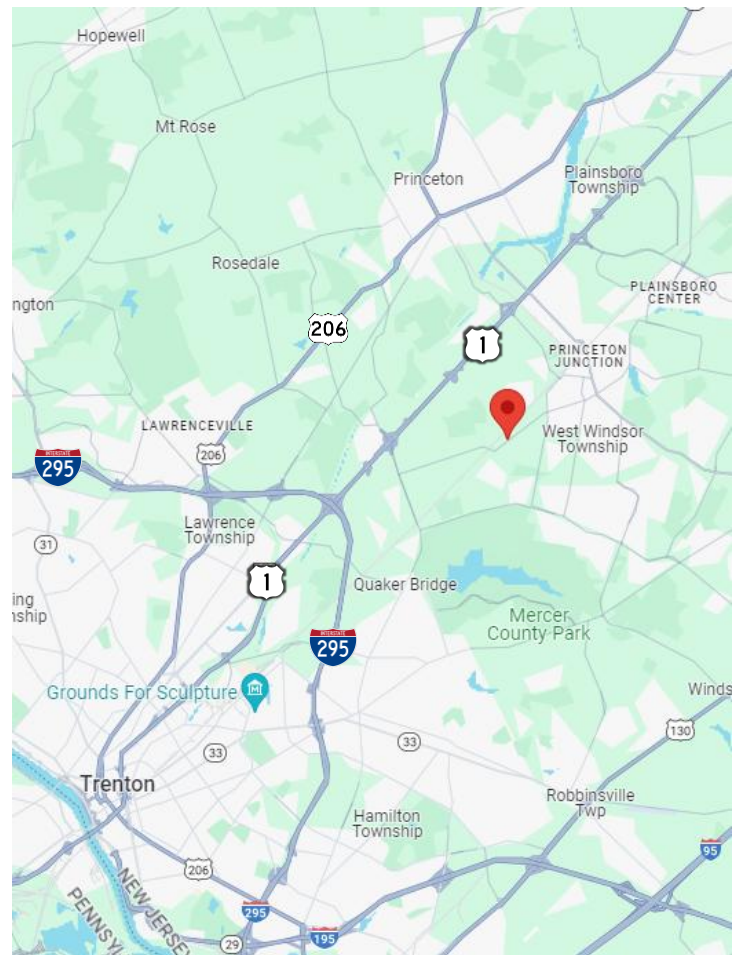
Princeton Junction, NJ 08550

Available for Sale or Lease

- 52,778 SF 2-Story Building
- Located on 5.1 Acres of Land
- Heavy Power: 1000 Amps
- HVAC: Gas-fired, Forced Hot Air; 5 RTU, Forced Central Air; Compressed Airlines
- Back-up Generator
- 100% Sprinklered
- Loading: 2 Overhead Doors
- Ceiling Heights: 12'6"
- Zoning: ROM4 Research Development
- Good for R&D, Lab, Light Manufacturing, Office, Assembly
- Parking: 161 Cars
- Access to Route 1, NJ Turnpike Exit 8A, NJ Transit Northeast Corridor Line

Asking Price: \$9,950,000

Lease Rate: \$27/SF plus Utilities & Janitorial



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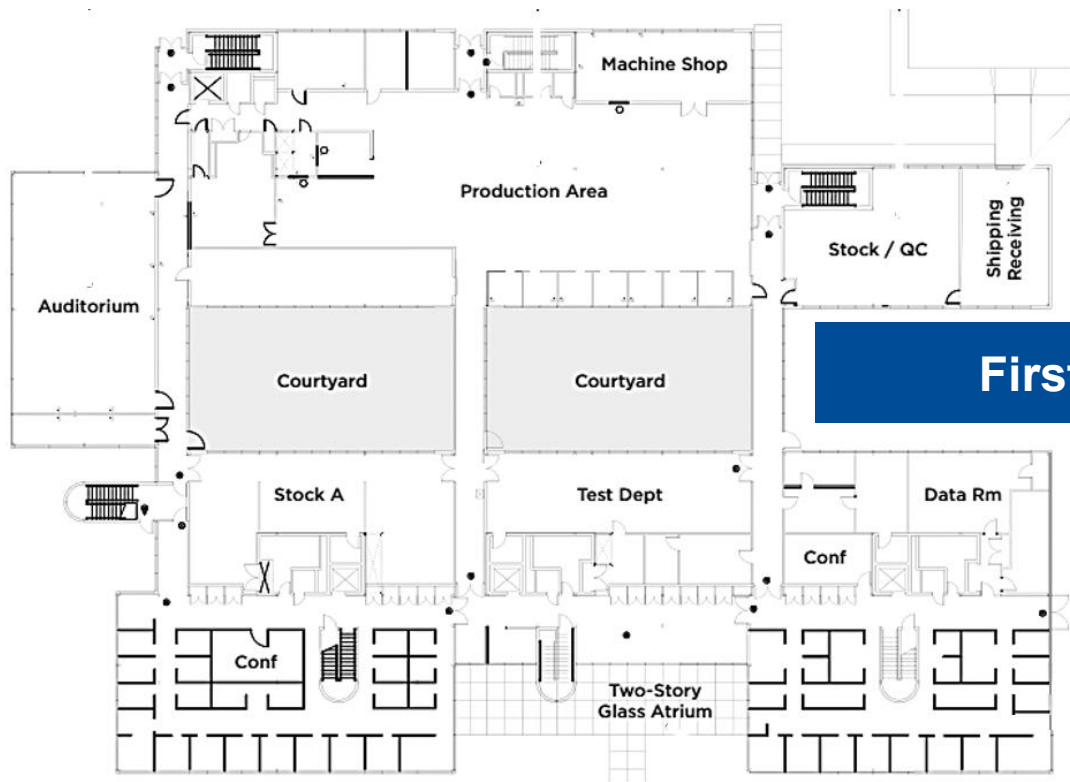
Building Features:

- Glass Atrium Entryway
- 2 Internal Courtyards
- 2 Overhead Loading Doors
- Shipping/Receiving at Rear of Building
- Four Elevators
- Six Staircases throughout Building
- Offices and Lab Areas Built out
- Auditorium, Cafeteria
- Conference Rooms

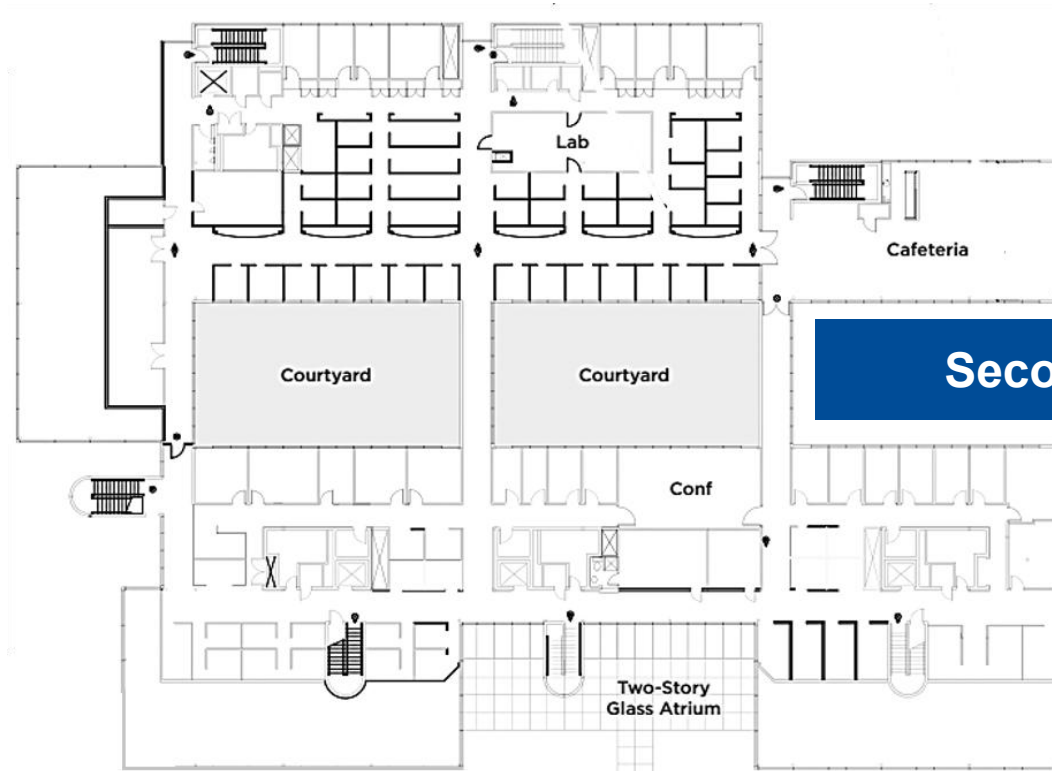


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First Floor



Second Floor

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