


For lease

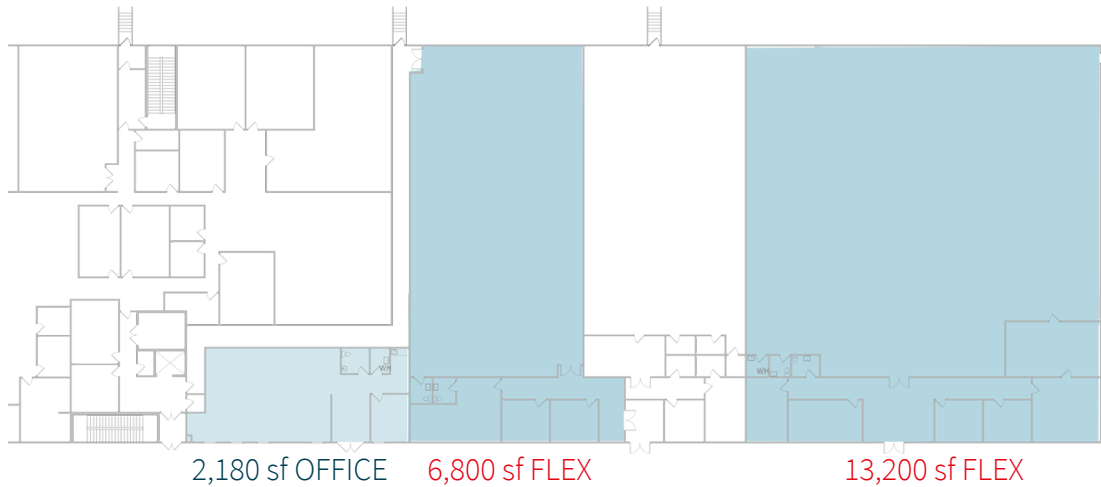
5 Commerce Way - FLEX/OFFICE
8 Commerce Way - OFFICE

Hamilton, NJ

 **JLL** SEE A BRIGHTER WAY



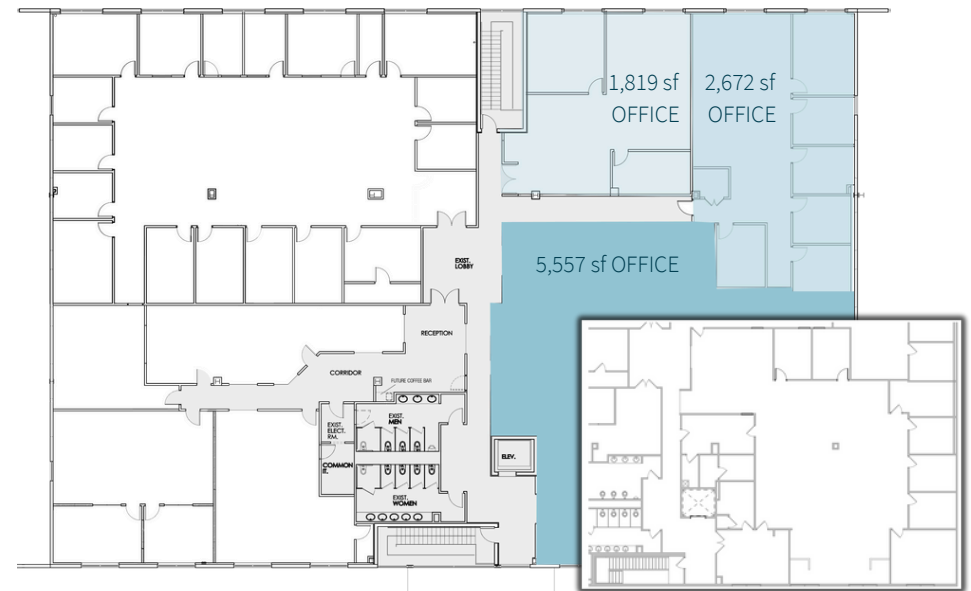
5 Commerce Way



Two-story mixed use office building

- Three (3) spaces available on the 1st floor
 - 2,180 sf | 6,800 sf | 13,200 sf
- Three (3) spaces available on the 2nd floor
 - 1,819 sf | 2,672 sf | 5,557 sf
- Available now; financially secure ownership; easy access to I-195 and NJ Turnpike Exit 7A
- Ample parking; multiple restaurants and shopping centers within close proximity

Building Specs	13,200 sf unit	6,800 sf unit
Loading docks	2 docks 1 drive-in door	1 dock, bay window convertible to another dock
Ceiling heights	24'	24'
Sprinkler system	ESFR	ESFR
Power	3 phase - 480v/200 amp and 3 phase 208v/100 amp	3 phase - 208v/100 amp
Office layout	Corner unit with upper and lower windows for natural light. ± 2,000 sf.	Upper windows. ± 1,000 sf.

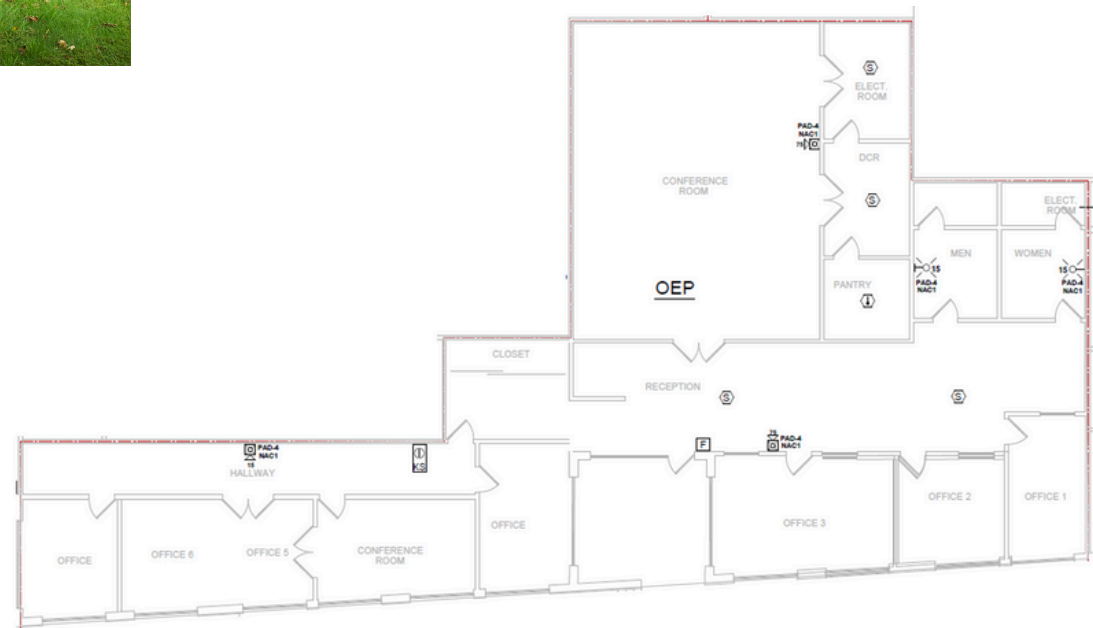


8 Commerce Way



One-story mixed-use building

- One (1) office space available:
 - Suite 120 - 5,382 sf
- Easy access to I-195 and NJ Turnpike Exit 7A
- Can be made available in 30 days
- Ample parking
- Multiple restaurants and shopping centers within close proximity





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