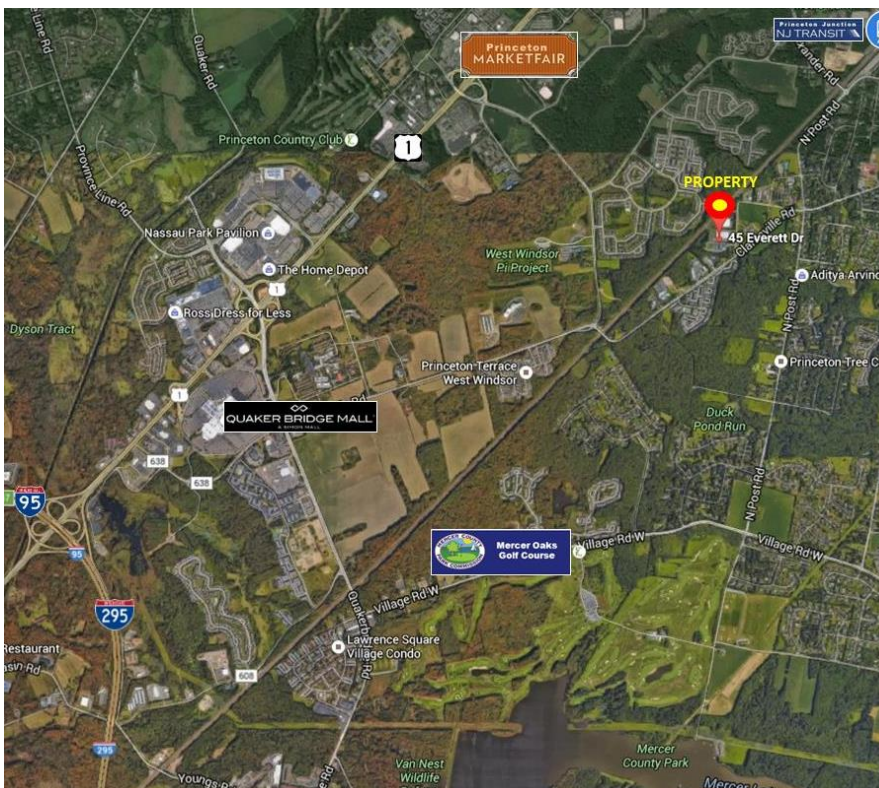




Flex: Tech/Warehouse/Sports Space for Lease

45 Everett Drive, Princeton Junction, NJ



Total 11,200 SF Available for Lease:

- **Ste 105B** - 5,600 SF; drive-in door and loading dock
- **Ste 120A** - 2,500 SF Office – 1st and 2nd floor total and 3,100 SF Warehouse; 1 Drive-in door; 2 Bathrooms
- Heat & AC in Office
- Ceiling Height: 20'
- Close to Route 1, Princeton and West Windsor
- Halfway between Philadelphia and New York

Asking \$8.00/SF Base Rent
Operating Expenses: \$3.00/SF

Contacts: Jerry Fennelly, Matt Fennelly

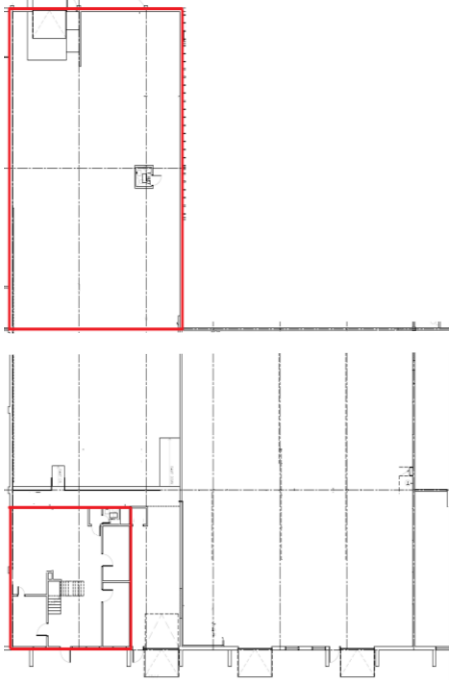
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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

45 Everett Drive, Princeton Junction, NJ 08550



Flex Space: Tech/Warehouse/Sport



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