

# PRINCETON SOUTH

AT LAWRENCEVILLE

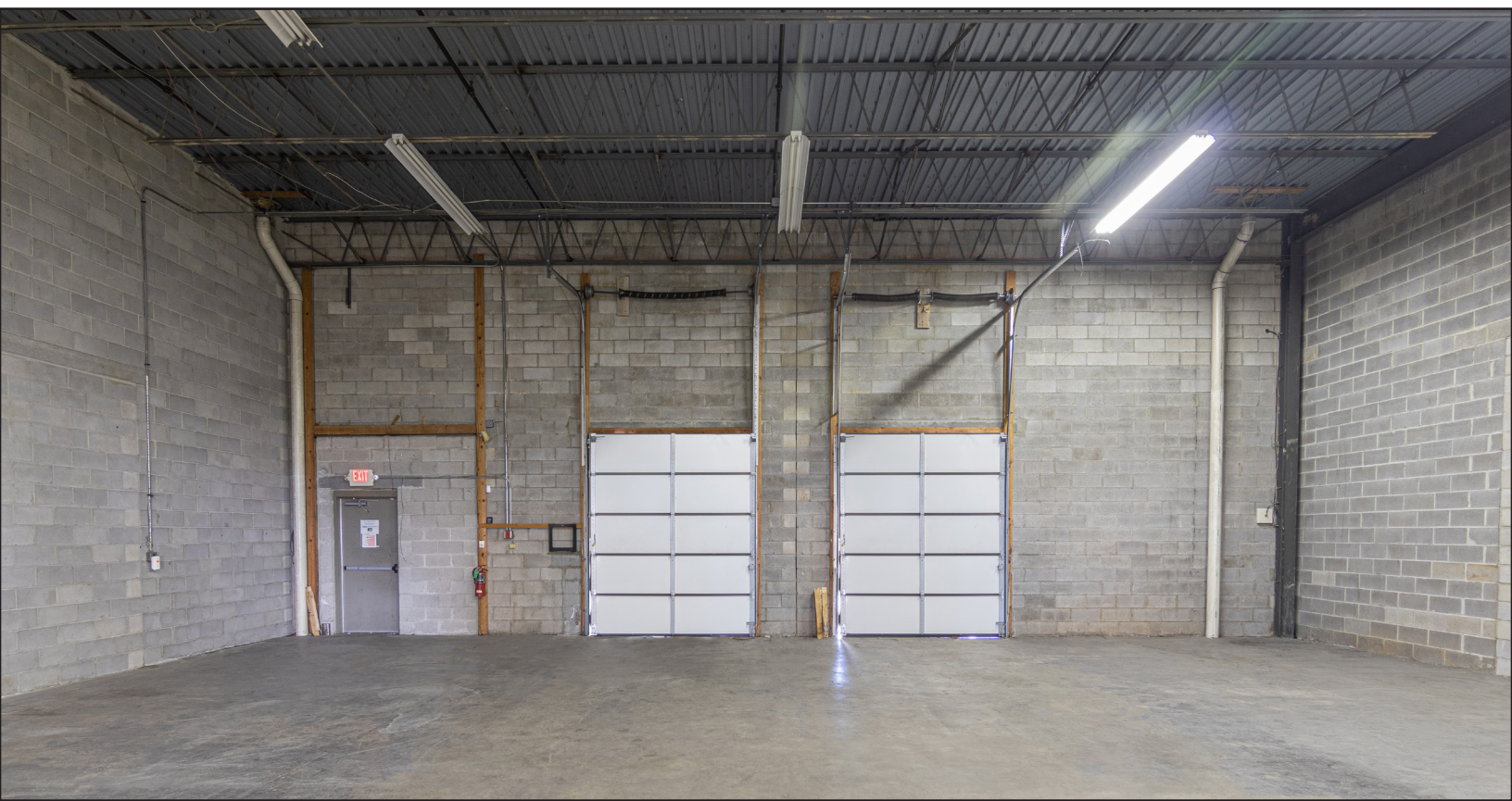


# OFFICE/FLEX SPACE AVAILABLE

## FEATURES:

- Four (4) Single story office/ flex buildings totaling 118,750 SF on 11.33 acres in park like setting
- Units ranging from 1,900 SF - 15,000 SF
- Loading Tailgates and Drive-ins available
- Ceiling heights ranging from 14'-20'
- Fully wet sprinkler system
- Abundant car parking 4 / 1,000 SF
- Conveniently located at the Hub of I-295 and US Route 1, near Route 206
- Interior space can be divided into virtually any configuration
- Tenants have control over electric, heating and / or air-conditioning (separate electric and gas meters)







ROUTES I-295, US-1	<b>2 MIN.</b>
QUAKER BRIDGE & MERCER MALLS	<b>5 MIN.</b>
DOWNTOWN PRINCETON	<b>10 MIN.</b>
TRENTON- STATE CAPITOL	<b>10 MIN.</b>

TRENTON MERCER AIRPORT	<b>10 MIN.</b>
PHILADELPHIA	<b>40 MIN.</b>
NEWARK INTERNATIONAL AIRPORT	<b>50 MIN.</b>
LINCOLN TUNNEL	<b>60 MIN.</b>

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