

# Flex Property For Lease

1590 Reed Road, Pennington, NJ



*Exclusive Brokers*

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### Property Overview

**Approx. Building Size:** - 10,707 SF – Warehouse  
- 11,528 SF – Office  
- Additional 1,500 SF of Mezzanine Office/Meeting Space  
- 1,360 SF of Mezzanine Light Storage Space

**RBA:** - 22,235 SF, 1 Story  
**Lot Size:** - 5.34 Acres  
**Year Built:** - 1997

**Ceiling Height:** - 18' & 21'

**Loading:** - 2 Dock-High Doors, & 2 Drive-in Doors

**Taxes:** - \$48,980.41 (2018)

**Building Class:** - B  
**Property Class:** - Flex Property Sub-Type  
**Zoning:** - S1

**Location:** - Minutes to I-295  
- 10 Minutes (4.8 Miles) to Trenton-Mercer Airport  
- 8 Minutes (3.3 Miles) to Capital Health Medical Center- Hopewell

**Lease Price:** - \$12.00 PSF Gross Plus Utilities



