



For Sale or Lease

40,000 SF Office Building

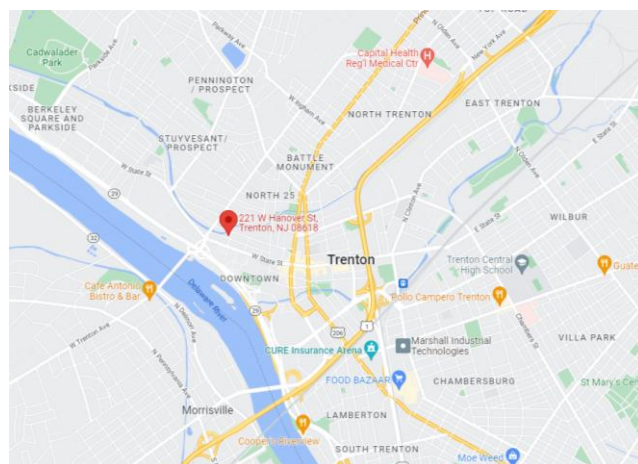
- Solar Panels on Roof
- Parking: 48 Spaces within 15,000 SF parking facility located on main level of building
- Floor Plates 15,000 SF
- Taxes: \$192,208.41 annually
- Backup Generator, Heavy Power
- First floor is elevated by a foundation of 30-inch diameter caissons drilled into bed rock.
- Easy access to Route 29; located on the bank of the Delaware-Raritan Canal.

Sale: \$4,250,000

Lease: \$21.50/SF plus utilities and janitorial

For more information:

Gerard Fennelly & Matthew Fennelly



For Sale / Lease
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Office Building

221 W. Hanover Street
Trenton, NJ 08618

1st Floor Plan



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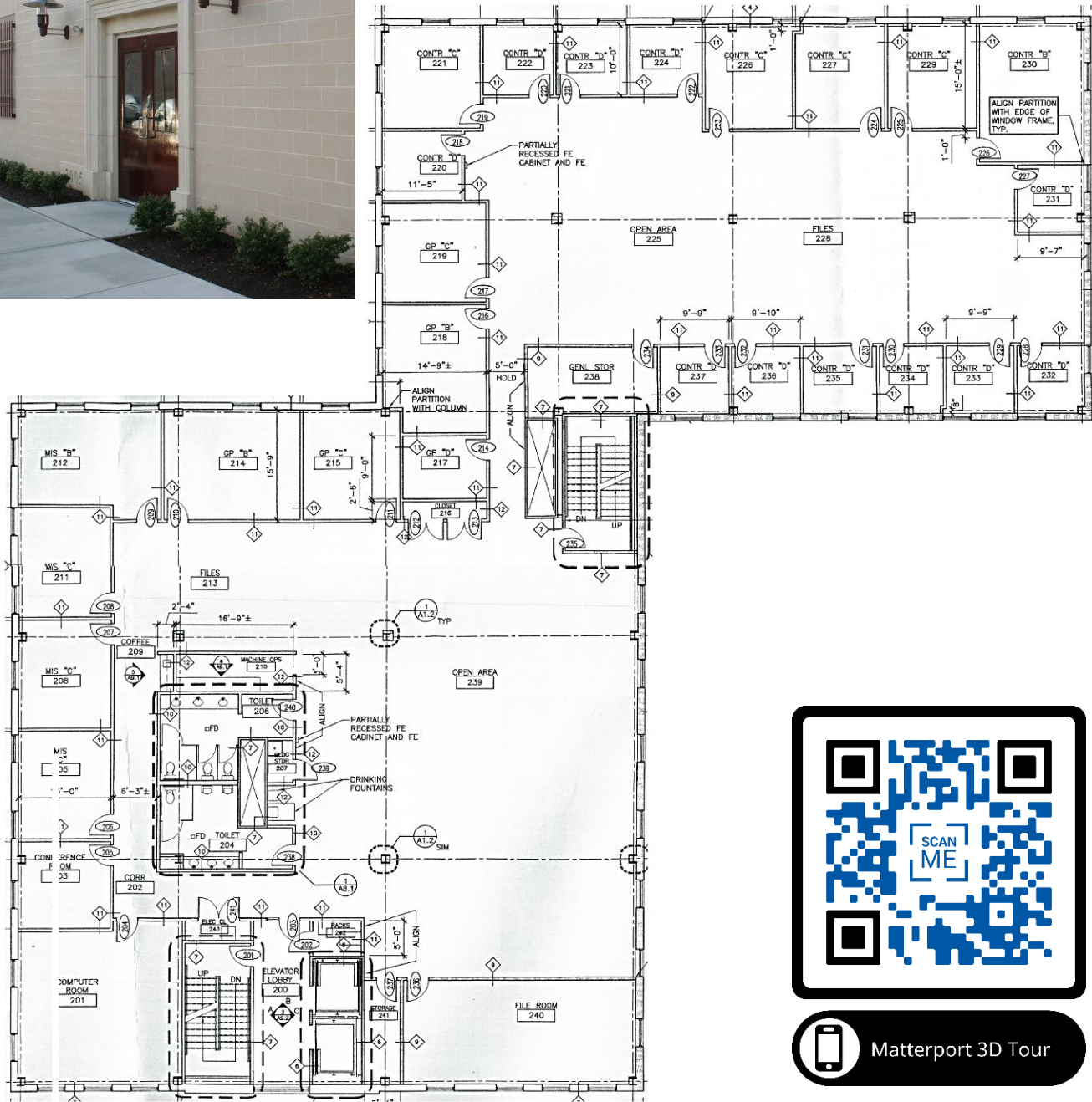
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2nd Floor Plan



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3rd Floor Plan



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