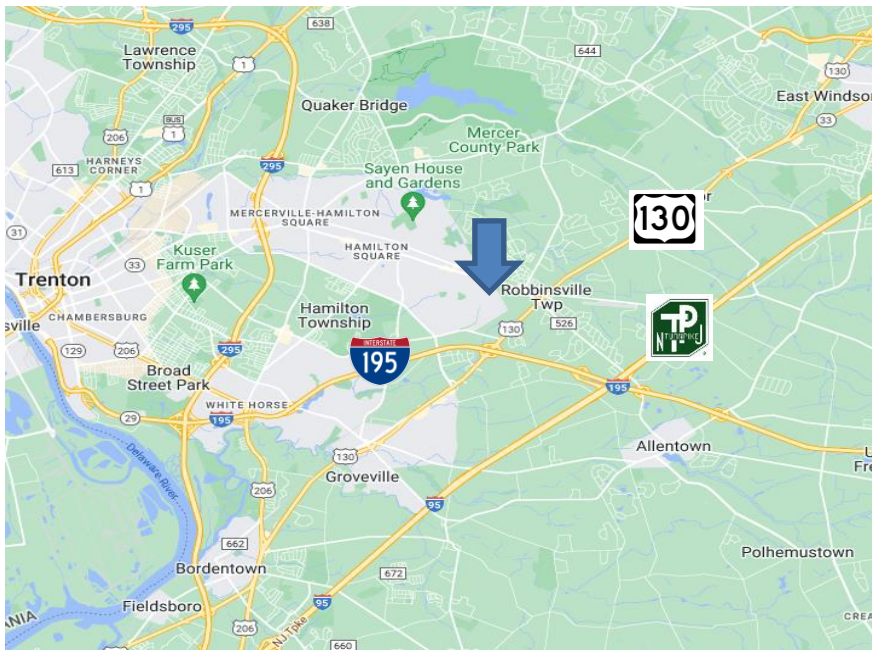


2291-2297 Route 33
Hamilton Twp NJ 08691



FOR SALE OR LEASE
Office Condos
Investment / Owner Occupant



**New Modern Office Space
with Additional Build-to-
Suit Opportunities**

Available

Bldg. 9 – 9,772 SF

Bldg. 10 – 1,533 SF

Bldg. 11 – 18,264 SF

Bldg. 12 – 17,560 SF

- Located just outside
Downtown Robbinville
- Perfect for Office or Medical
Uses
- Easy access to Route 130 and
just three miles from NJ
Turnpike

Sale Price - \$200/SF

Lease Rate - \$15.00/SF NNN

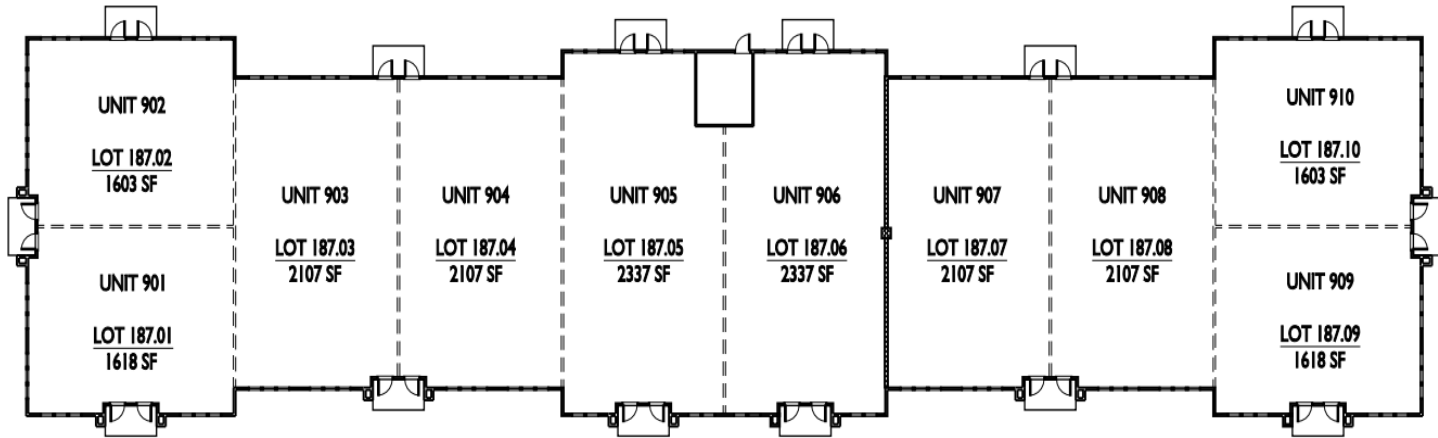
Contacts: Jerry Fennelly, Patrick Dintrone

www.Fennelly.com | **609.520.0061** | Fennelly@Fennelly.com

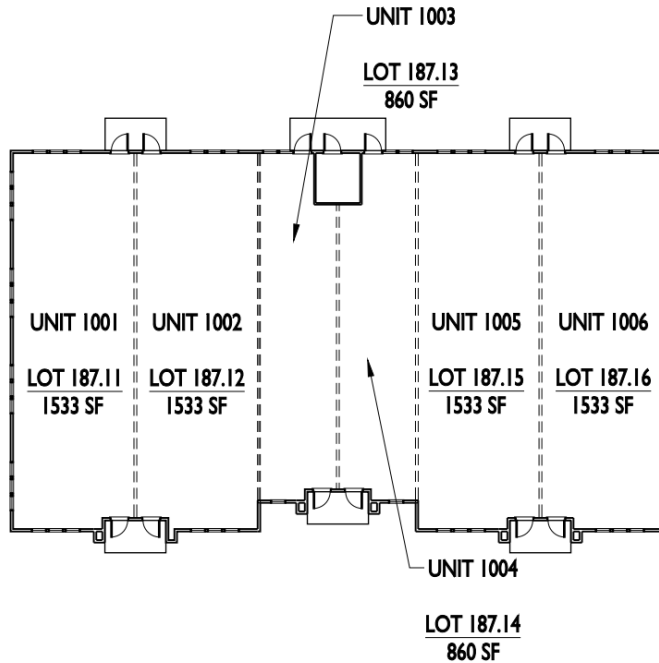
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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Demising Plans



BUILDING 9 - DEMISING PLAN



BUILDING 10 - DEMISING PLAN

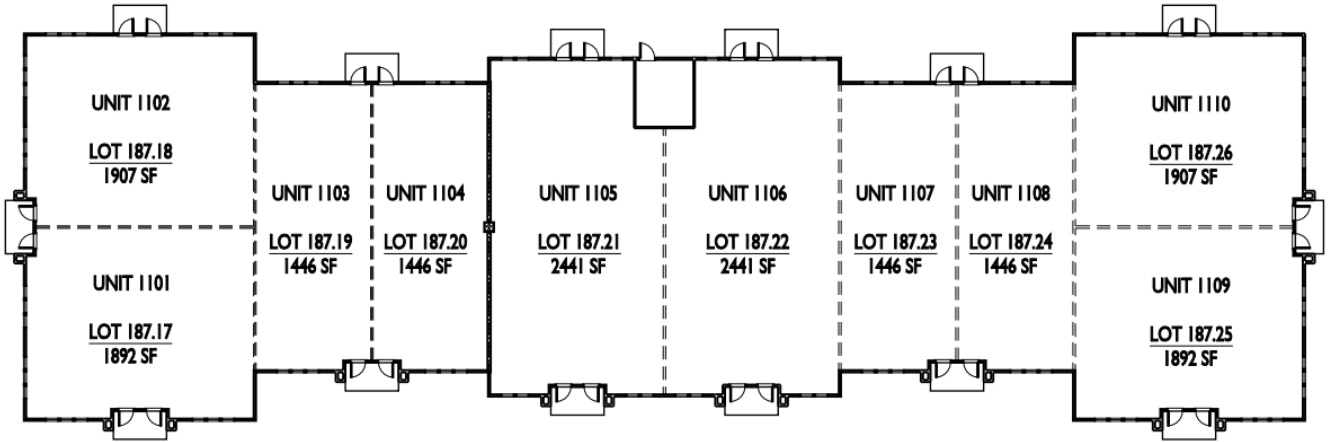
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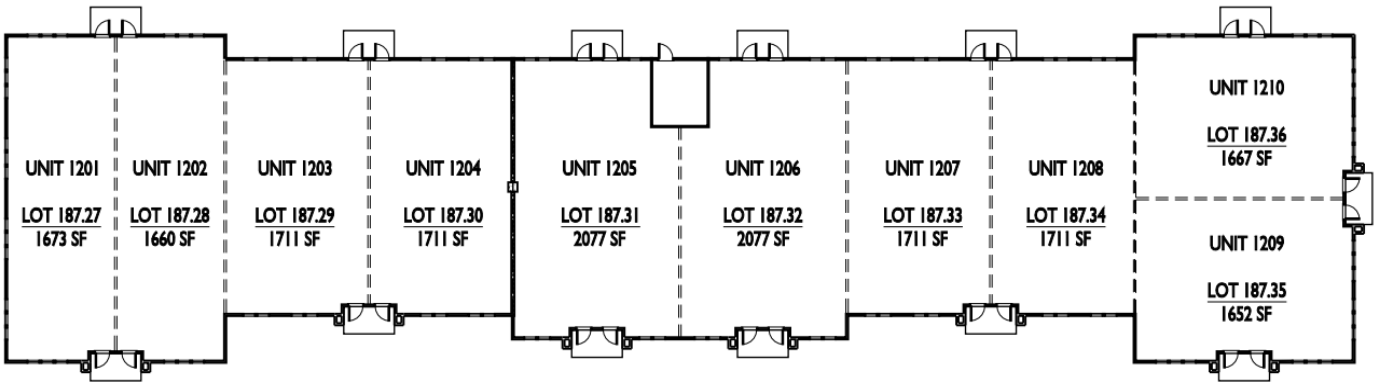
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Demising Plans



BUILDING 11 - DEMISING PLAN



BUILDING 12 - DEMISING PLAN

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Current Availabilities

Building 9	<u>Lot</u>	<u>Suite</u>	<u>Sq.Ft.</u>
	187.01	901	1,618
	187.02	902	1,603
	187.03	903	2,107
	187.04	904	2,107
	187.05	905	2,337
			9,772

Building 10	<u>Lot</u>	<u>Suite</u>	<u>Sq.Ft.</u>
	187.16	1006	1,533
			1,533

Building 11	<u>Lot</u>	<u>Suite</u>	<u>Sq.Ft.</u>
	187.17	1101	1,892
	187.18	1102	1,907
	187.19	1103	1,446
	187.20	1104	1,446
	187.21	1105	2,441
	187.22	1106	2,441
	187.23	1107	1,446
	187.24	1108	1,446
	187.25	1109	1,892
	187.26	1110	1,907
			18,264

Building 12	<u>Lot</u>	<u>Suite</u>	<u>Sq.Ft.</u>
	187.27	1201	1,673
	187.28	1202	1,660
	187.29	1203	1,711
	187.30	1204	1,711
	187.31	1205	2,077
	187.32	1206	2,077
	187.33	1207	1,711
	187.34	1208	1,711
	187.35	1209	1,652
	187.36	1210	1,667
			17,650

Total Sq.Ft.: **47,219**

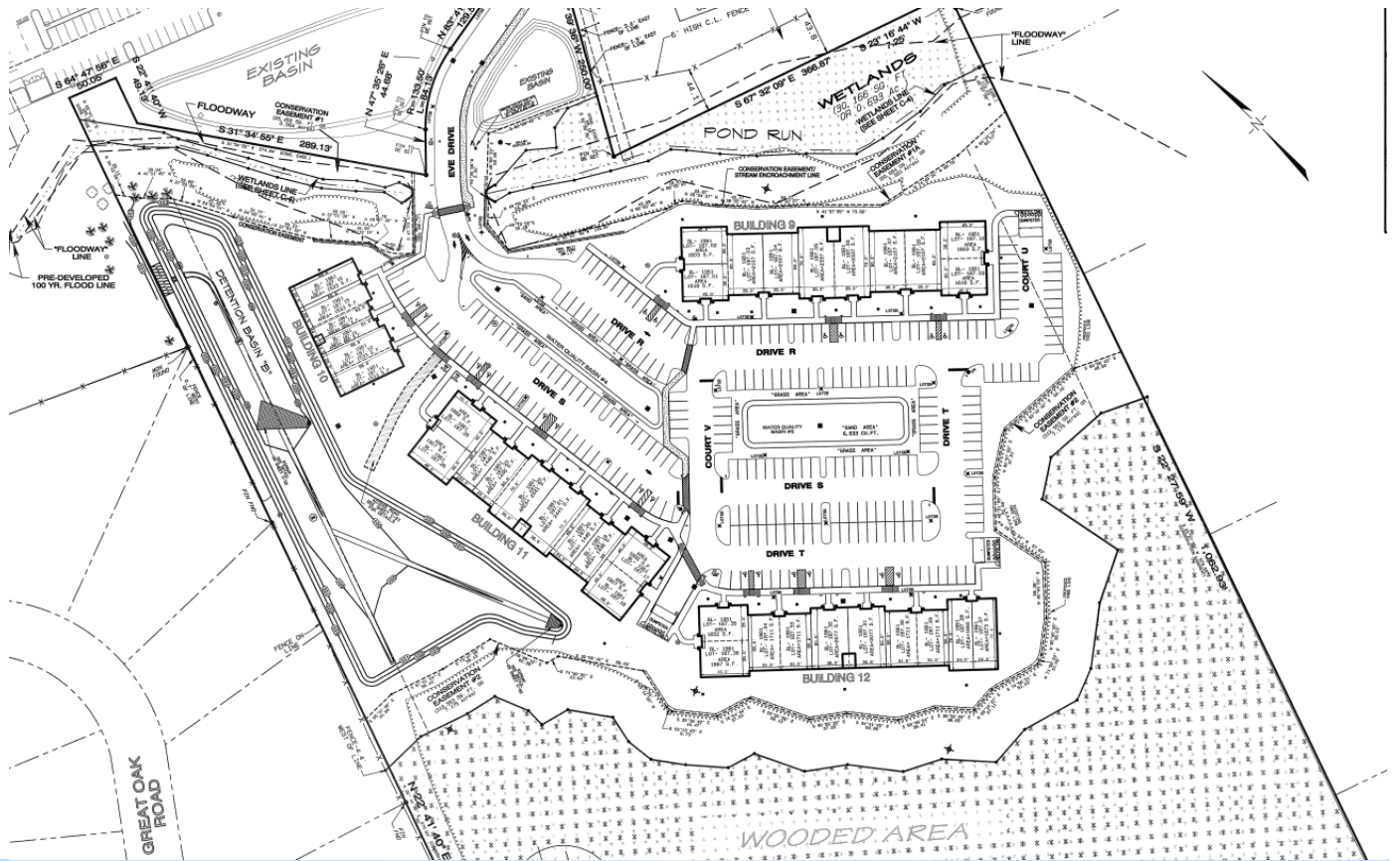
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