



**AVAILABLE
FOR SALE**
5,280 Sq. Ft.

1700 Sylvan Ave
Unit "A"
Hamilton, NJ

General Commercial Zoning
Office, Manufacturing,
Industrial, Warehouse & Retail

For Information Contact
Michael Briehler



1700 Sylvan Avenue, Hamilton, NJ Part of a 3-Unit condominium flex space development built in 2000, **Unit A** is 5,280 sq.ft comprised of 2,400 sq.ft. office and 2,880 sq.ft for warehousing, manufacturing, or production. With an efficient design and quality construction in the “General Commercial” zoning district, this well-maintained building is ideal for many types of uses and service-oriented businesses.

Building & Property

- 5,280 sq.ft. Total Building Area
- 2,400 sq.ft. Office
- 2,880 sq.ft. Warehouse, Mfg. or Production Area
- 18' Ceiling Height
- 1 Tailgate Loading Dock
- Ample Parking

Location & Access

Located in a diverse business district with convenient access for clients, customers and shipping/receiving. This location offers easy access to several local and intrastate highways: Exit 62 of Route 295 is .25 miles; 2 miles to Routes 206, 195 & 29; 6 miles to Route 138 and 8 miles to NJ Turnpike Exit 7A.



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TO:

Information is obtained from sources deemed reliable and is subject to errors and omissions.