

61 Cunningham Ave., Hamilton Twp. NJ

This well-maintained 3,600 sq. ft. building was originally constructed in 1970 for the production and distribution of Michele Lori Cheesecakes. In 2010 the interior was upgraded with the office area expanded and is currently being used as a truck repair center. With flexible "General Commercial" zoning this property is ideal for: Office, Manufacturing, Warehousing, Service Companies, Contractors, Distributors, Wholesale, Retail, etc.

FEATURES:

- 3,600 sq. ft. – currently 75% office 25% warehouse/storage
- Originally constructed as a "FLEX" building consisting of 640 Sq. Ft. of office area & 2,960 sq. ft. of production/ warehouse area with 14' clear ceiling height
- Quality construction built in 1970, renovated, upgraded & expanded office area in 2010
- Administrative & executive offices, spacious conference room, kitchen, staff locker area
- Ceiling heights 10' - 14'
- Two 10' wide x 12' high drive-in doors
- 200 amp 3 phase 120/208 electric service
- Outdoor fenced & gated equipment material storage yard



ACCESS:

- Located in Hamilton NJ, Mercer County with immediate access to and from Route 295 Exits 61 & 62 via South Olden Avenue and Arena Drive
- Easy drive or walk to area amenities such as food, fuel, convenience stores, pharmacies, personal services, etc.



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



For Information Contact

Michael Briehtler

609.658.6423

MichaelBriehtler@kwCommercial.com

Office ■ Industrial ■ Warehouse

Research ■ Medical ■ Land ■ Retail

Investments ■ Development

TO: