

# BUILDING FOR SALE



 225 Phillips Blvd, Ewing Township, NJ 08618

★★★★★  
**EXCLUSIVE BROKER**

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**Sale Price: \$38,000,000**

| TOTAL RENTABLE AREA                    | LOADING DOCKS                       |
|--|-------------------------------------|
| <b>Office Portion:</b> 165,827         | Ten (10) warehouse loading doors    |
| <b>Warehouse Portion:</b> 144,270 SF   | Two (2) Facility area loading docks |
| <b>Total Building Size: 310,097 SF</b> | One (1) loading dock by cafeteria   |

- 15.91 Acres
- Parking: Over 500 spots
- Parcel Number: Block 225.02, Lot 54
- Beautiful Landscape
- Private office park setting
- Office space in tremendous condition
- Great natural light
- Upgraded build-out with side-lights
- Building has a café with full kitchen
- Outdoor seating areas for lunch

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