

# **LEASE - Flex Office/Retail Building**

*31 Lexington Avenue*

*(Corner of Lexington & W. Farrell Avenue)*

*Ewing Township, Mercer County, NJ 08618*



## **Flex Office/Retail Building for Lease**

- ± 7,931 SF Flex Office/Retail Building – Multi-tenanted
- Newly painted exterior of building, fully sprinklered, 8-10 parking spaces plus street parking. Power: 400 Amps, 120/208 Volts, 3-Phase
- Zoning: Business Highway (B-H) Office/Retail/Flex - Assembly/Warehousing/Cannabis Manufacturing-Class 2

**LEASE RATE: \$17.00/SF plus tenant pays all prorated share of real estate taxes, property insurance, utilities and outside maintenance**

- Easy Access to Rt. 31, Rt. 29, US Rt. 1, I-95, I-295, I-195



**Offered exclusively by:**

*Joseph R. Ridolfi & Associates, LLC  
Commercial Realtors*

**Phone: 609-581-4848 Fax: 609-581-5511**

**Website: [ridolfi-associates.com](http://ridolfi-associates.com)**

**Email: [ridolfi@ridolfi-associates.com](mailto:ridolfi@ridolfi-associates.com)**

All information contained herein has been supplied by sources deemed reliable. Accordingly, no warranty or representation, express or implied, is made as to the accuracy of the information contained herein and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

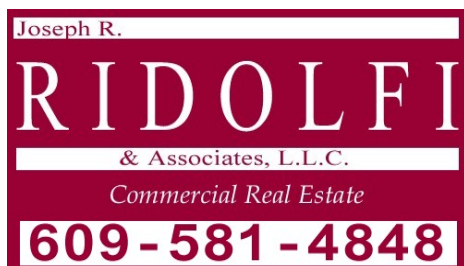
# ***FOR LEASE*** – Flex Spaces

## ***31 Lexington Avenue***

### ***Ewing Township, Mercer County, NJ 08618***

---

<b><u>Location:</u></b>	31 Lexington Avenue Ewing Township, Mercer County, New Jersey 08618
<b><u>Description:</u></b>	±7,931 SF Flex Office/Retail building – multi-tenanted
<b><u>Power:</u></b>	400 amps, 120/208 volts, 3-phase
<b><u>Zoning:</u></b>	Business Highway (B-H) Office/Retail/Flex- Assembly/Warehousing/Cannabis Manufacturing-Class 2
<b><u>Lease Space:</u></b>	<b><u>Unit #1</u></b> – ± 2,250 SF <b>Office</b> ± 390 SF large open space with bathroom  <b>Warehouse</b> ± 1,860 SF 12.5' high ceiling, space heater/bathroom, drive-in door 8'x10', new LED high bay lighting and new foiled ceiling. 2 parking spots, shared utilities & outside maintenance.  <b><u>Unit # 2</u></b> – ± 5,681 SF <b>Office</b> ± 1,881 SF – 5 private offices and large conference room. Large open room/IT room, two ADA bathrooms.  <b>Warehouse</b> ± 3,800 SF, 14' high ceilings, air-conditioned space, new 10' x 10' drive-in door, new LED high bay lighting. Shared utilities & outside maintenance.
<b><u>Lease Rate:</u></b>	\$17.00/SF plus tenant pays all prorated share of real estate taxes, property insurance, utilities and outside maintenance



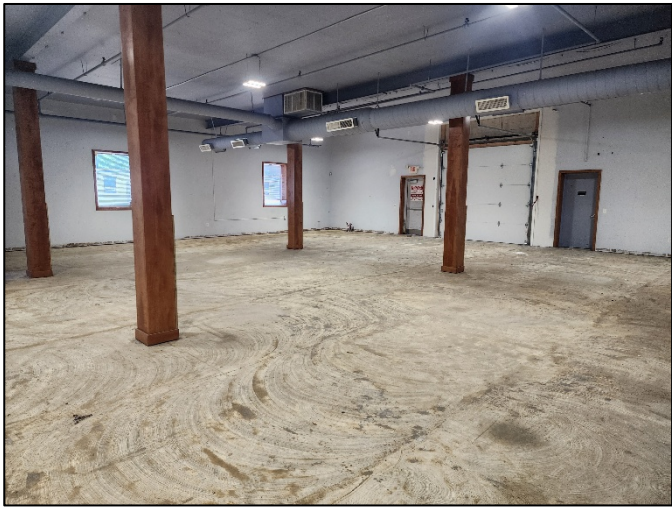
**Offered exclusively by:**  
***Joseph R. Ridolfi & Associates, LLC***  
**Commercial Realtors**  
Phone: 609-581-4848 Fax: 609-581-5511  
Website: [ridolfi-associates.com](http://ridolfi-associates.com)  
Email: [ridolfi@ridolfi-associates.com](mailto:ridolfi@ridolfi-associates.com)

**31 Lexington Avenue, Ewing Township, New Jersey 08618**

**SMALL WAREHOUSE**

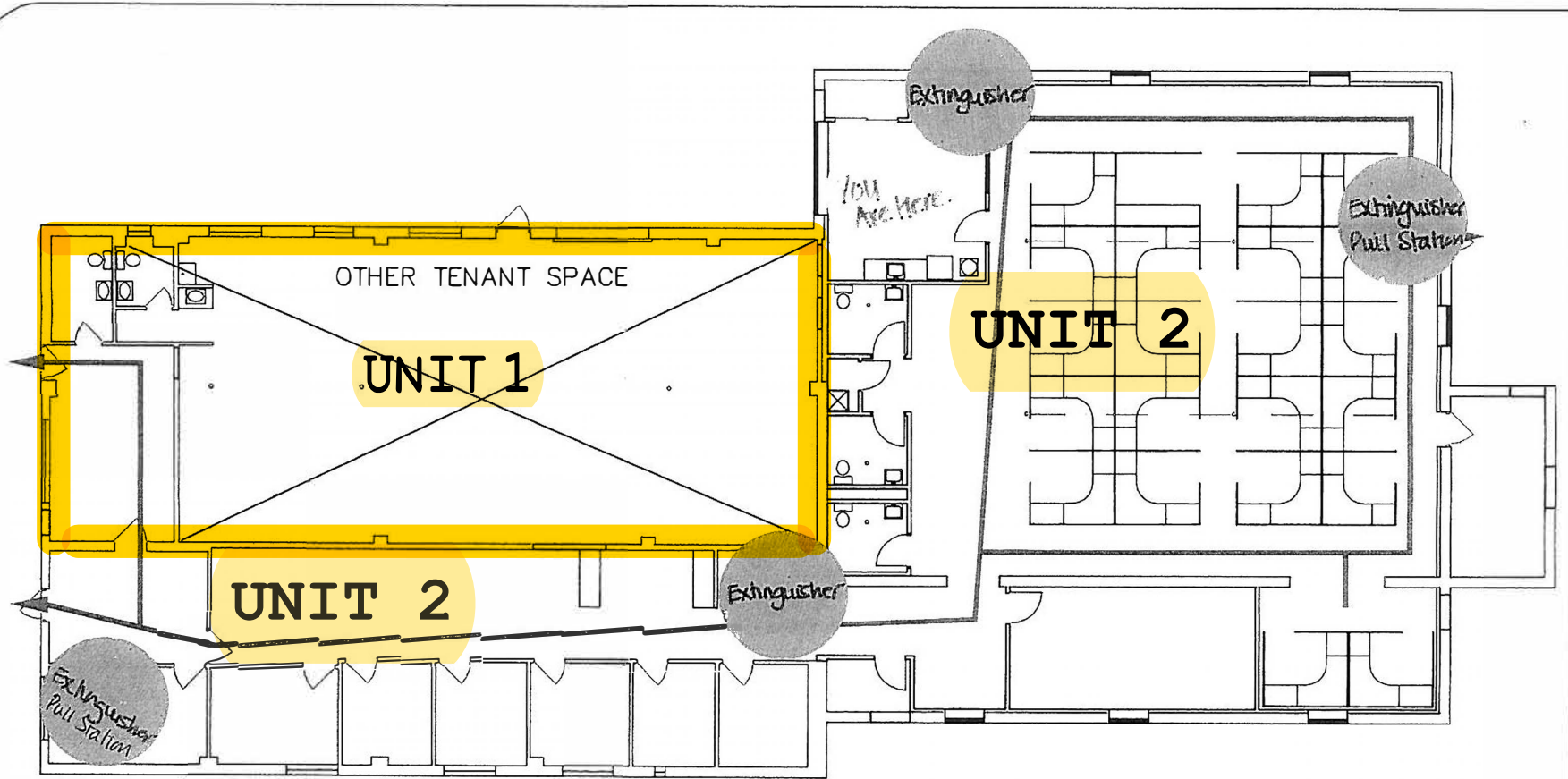


**LARGE WAREHOUSE**

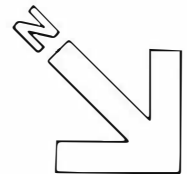


W. FARRELL AVENUE

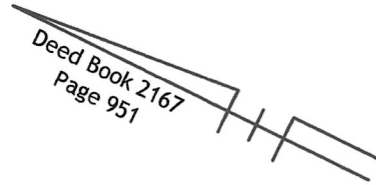
LEXINGTON AVENUE



FIRE EGRESS PLAN  
31 LEXINGTON AVENUE,  
EWING, NJ

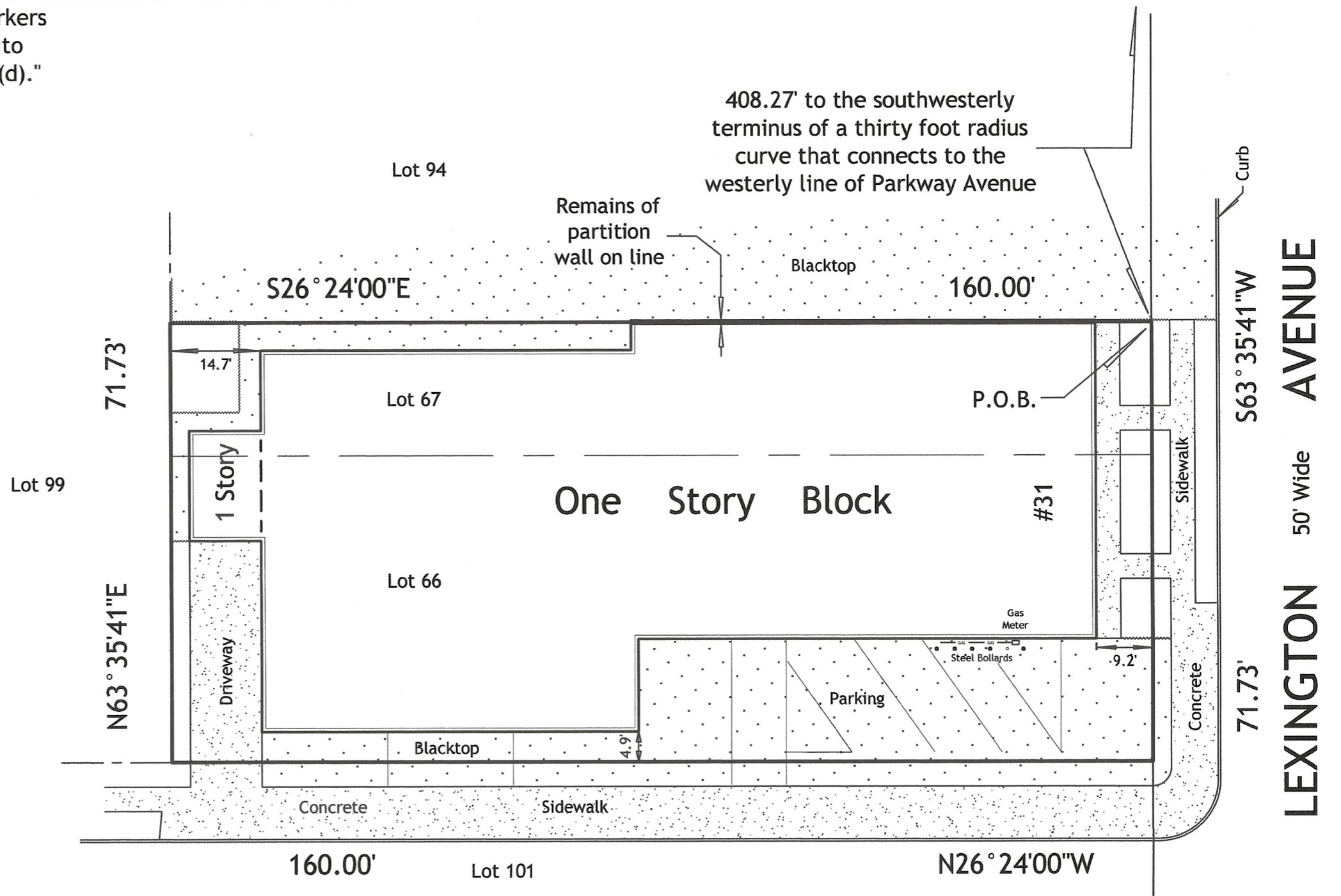


"A Written Waiver and Direction Not to Set Corner Markers has been obtained from the ultimate user pursuant to P.L.2003, c. 14 (C45:8-36.3) and N.J.A.C. 13: 40-5.1 (d)."



Being: Lots 66 and 67  
Block 320, Page 48  
Ewing Township tax maps  
Zoning District BH

Lot Area: 11,476 Sq.Ft. - 0.263 Acres



CERTIFIED FOR USE BY: Phoenix Realty & Development, Inc.

<b>PLAN OF SURVEY</b>		
31 Lexington Avenue Ewing Township, Mercer County, New Jersey		
<b>BRUCE BENISH P.L.S.</b>  PROFESSIONAL LAND SURVEYOR NJ LICENSE NO. 24GS03622700	Louis Lehman, P.A. 2145 Nottingham Way, 2nd. Floor Suite C, Trenton, NJ 08619 609 883-2444 Louislehman@verizon.net	
	Field Work Completed 5-26-26	Survey No. 46791-A
Date of Plan: May 27, 2026		Scale 1"=20'



**SITE**  
**31 LEXINGTON AVE.**

Pizza Hut

Nova Trattoria

W Farrell Ave

W Farrell Ave

W Farrell Ave

Lexington Ave

Lexington Ave

Parkway Ave

N Olden Ave

Valero Gas

Dunkin' Donuts

Little Caesars

IHOP

Jiffy Lube

Zytron Control Products Corporation

Apex Dental Care

Precision Devices

Unlimited Silkscreen Products

634

**31 Lexington Avenue, Ewing Township, New Jersey 08618**

