



**Markeim  
Chalmers Inc.**  
COMMERCIAL REAL ESTATE

# ±11 ACRES FOR LEASE

47 YARDVILLE HAMILTON SQUARE RD  
HAMILTON TOWNSHIP, NJ

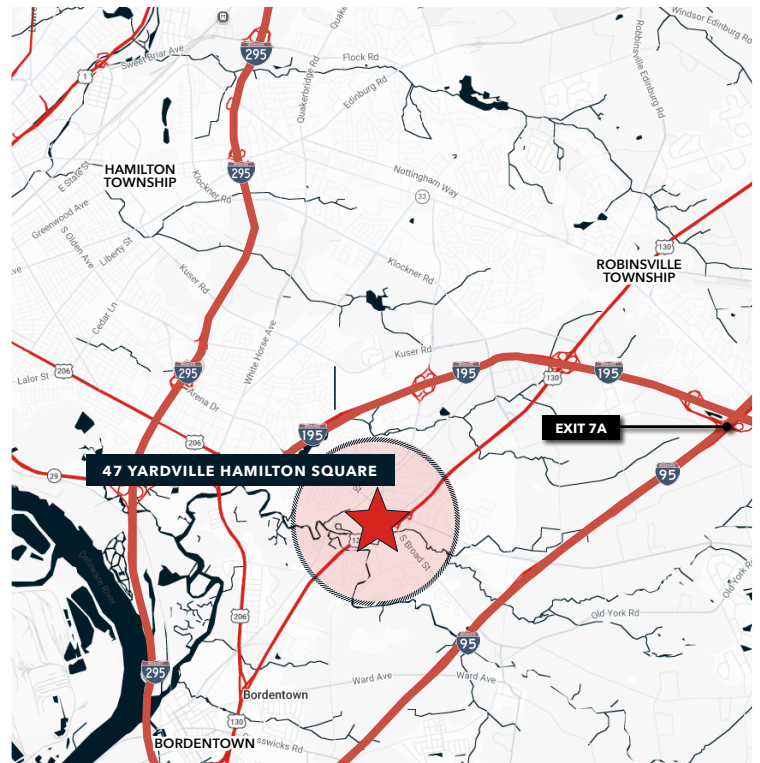


OWNED AND MANAGED BY  
**JIOS**  
A Jadian Company

**OUTDOOR STORAGE / IOS  
DIVISIBLE OPTIONS AVAILABLE**

## PROPERTY HIGHLIGHTS

- ±11 Acres Industrial Outdoor Storage (IOS)
- Flexible layout configurations available
- Immediate Availability
- Industrial Zoning (I-Zone)
- Excellent Access to I-195, I-295 & NJ Turnpike
- Rare IOS Opportunity in Central New Jersey
- Competitive pricing relative to Central & Northern New Jersey



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## PROPERTY HIGHLIGHTS

- Heavy industrial, outdoor storage, and stacking uses allowed by-right
- 30K SF of building improvements with 12 maintenance bays + Class A office
- Fully lit, fenced, and secured yard

## IDEAL USES



**Trailer Parking**



**Fleet Storage**



**Contractor Yard**



**Equipment Storage**

## KEY SITE ADVANTAGES



**Scarce IOS Availability in Central NJ**



**Immediate Occupancy**



**Flexible Demising Options**



**Heavy industrial zoning, stacking permitted**

