



## INDUSTRIAL PROPERTY FOR SALE & LEASE

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**64,500 SF on 2.83 Acres**  
1659-1700 Calhoun Street  
Ewing, NJ 08638



# PROPERTY DETAILS

## SIZE

- Approximately 64,500 sq. ft.
- Approximately 2.83 acres

## CONSTRUCTION

- CONSTRUCTION DATE: 1955
- RENOVATION DATE: 2021

## CEILING HEIGHTS

- PRODUCTION/PRIMARY AREA: 14-18 FT CLEAR

## LOADING

- Seven (7) loading dock
- Two (2) drive-in doors

## LIGHTING

- LED

## POWER

- 2,100 Amps – 3 Phase Supplied by PSE&G

## WATER AND SEWER

- City

## PARKING

- 45 marked surface spaces

## NATURAL GAS

- Supplied by PSE&G

## FIRE PROTECTION

- Fully sprinklered - wet system

## HEAT

- Gas heaters in warehouse

## AIR CONDITIONING

- HVAC in office

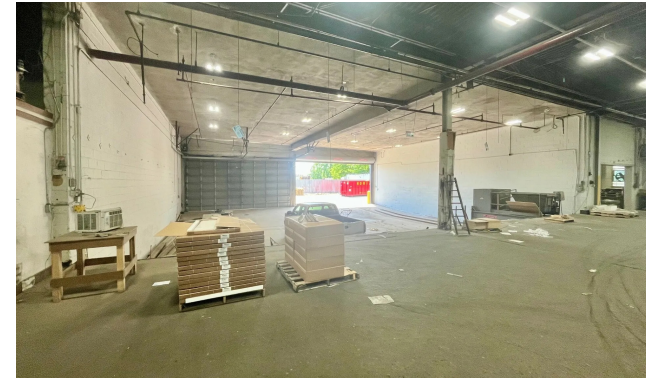
## LAVATORIES

- Men: 2
- Women: 2

## LOCATION

- Strategically located in Ewing Township, Mercer County, with immediate access to Interstate 295 (Exit 73) and direct connectivity to major regional transportation corridors throughout New Jersey and Pennsylvania. The property is situated just minutes from the Trenton Central Business District, Interstate 95, Route 1, and Route 31, providing efficient access to Philadelphia, Princeton, and the broader Mid-Atlantic region. Its central location offers convenient connectivity to the New Jersey Turnpike, the Pennsylvania Turnpike, and key logistics and distribution routes, while also benefiting from proximity to Trenton-Mercer Airport, Amtrak and NJ Transit rail service, and the Ports of New York and New Jersey and Philadelphia, making it an ideal location for industrial, flex, manufacturing, and distribution users.

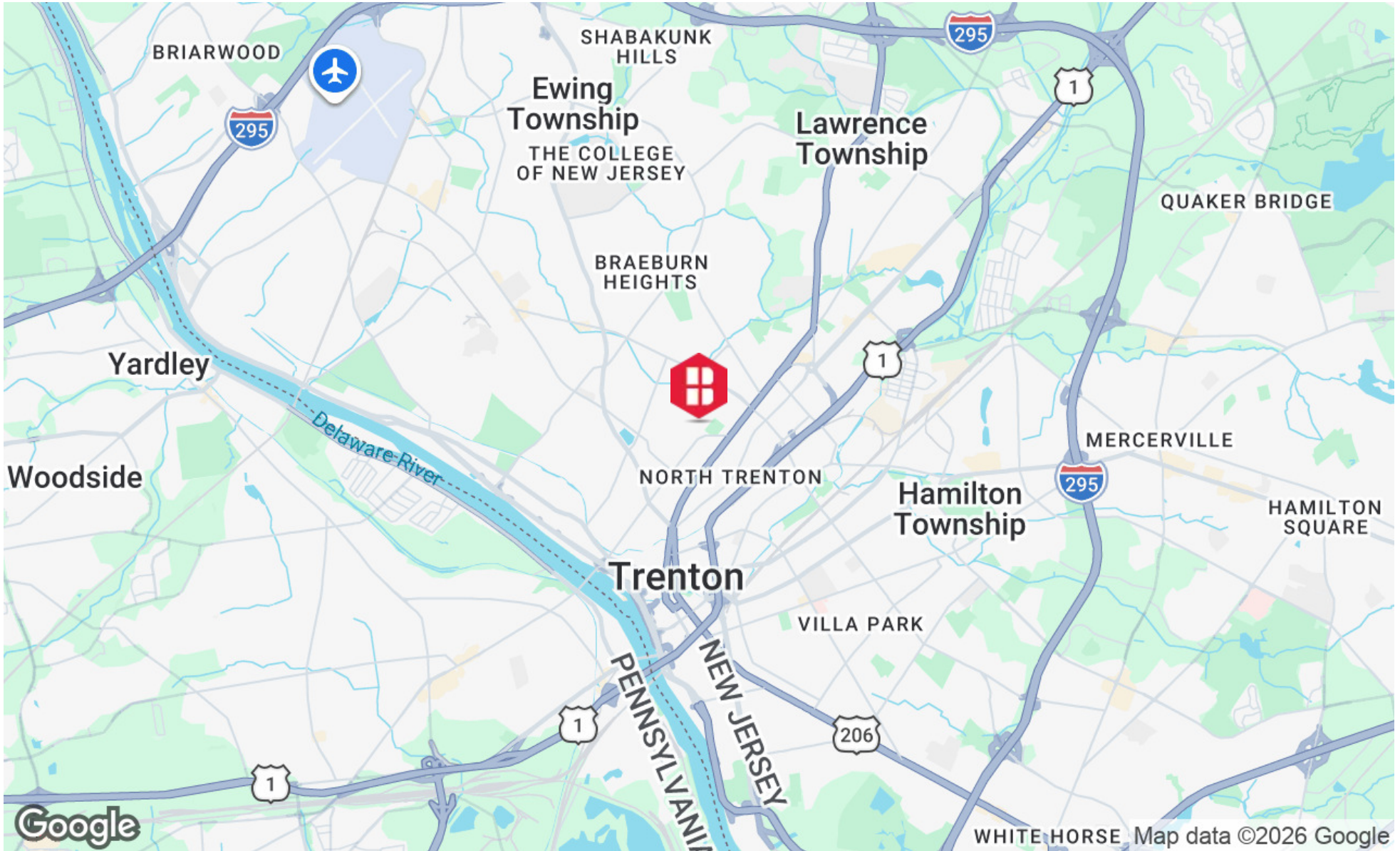
# ADDITIONAL PHOTOS



# PROPERTY OUTLINE



# LOCATION MAP





**Three Logan Square**  
1717 Arch Street, Suite 5100  
Philadelphia, PA 19103  
<https://www.binswanger.com>

## PRIMARY CONTACTS



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