

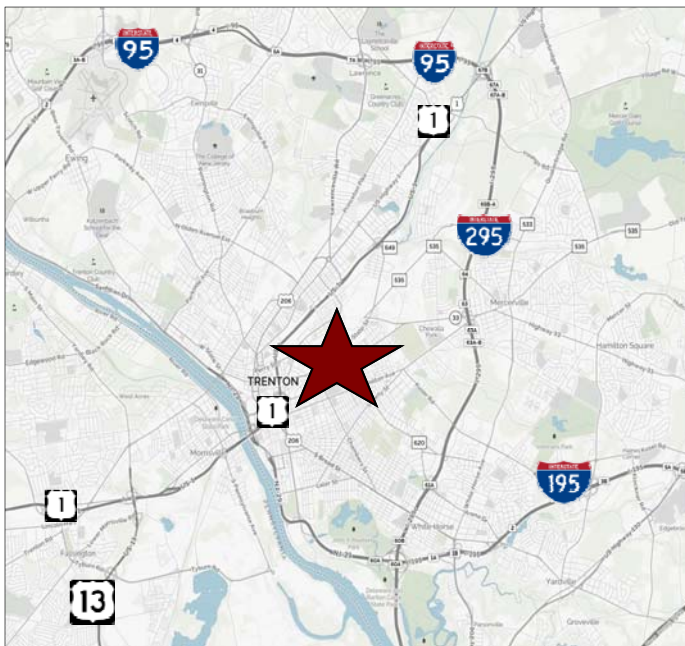


**The
Blau
&
Berg
Company**

COMMERCIAL/INDUSTRIAL/OFFICE REAL ESTATE SERVICES
830 Morris Turnpike, 2nd Floor, Short Hills, NJ 07078
(973) 379-6644 • (908) 276-3355 • www.blauberg.com

725 East State Street Trenton, New Jersey

+/- 20,000 SF Commercial Opportunity



Property Features

- ±20,000 SF Commercial Building
- Sale Includes 8,000 SF Parking Lot
- Walking Distance to Train Station
- Near Municipal/ State Government Complexes
- Urban Enterprise Zone
- BB – Business Zone

Location

- 1 Mile to US Route 1
- 2.5 Miles to I-195
- 33 Miles to Downtown Philadelphia
- 90 Miles to New York City

Offering

- Sale Price - \$550,000
- Lease Rate - \$4.30 PSF, Gross

Exclusive Broker
Local Expertise | Global Reach
Established in 1932

Christian Walsifer, CCIM
Director
Cell: 973-714-3122
cwalsifer@blauberg.com

David A. Thomas
Sales Associate
Cell: 732-489-9724
dathomas@blauberg.com

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.