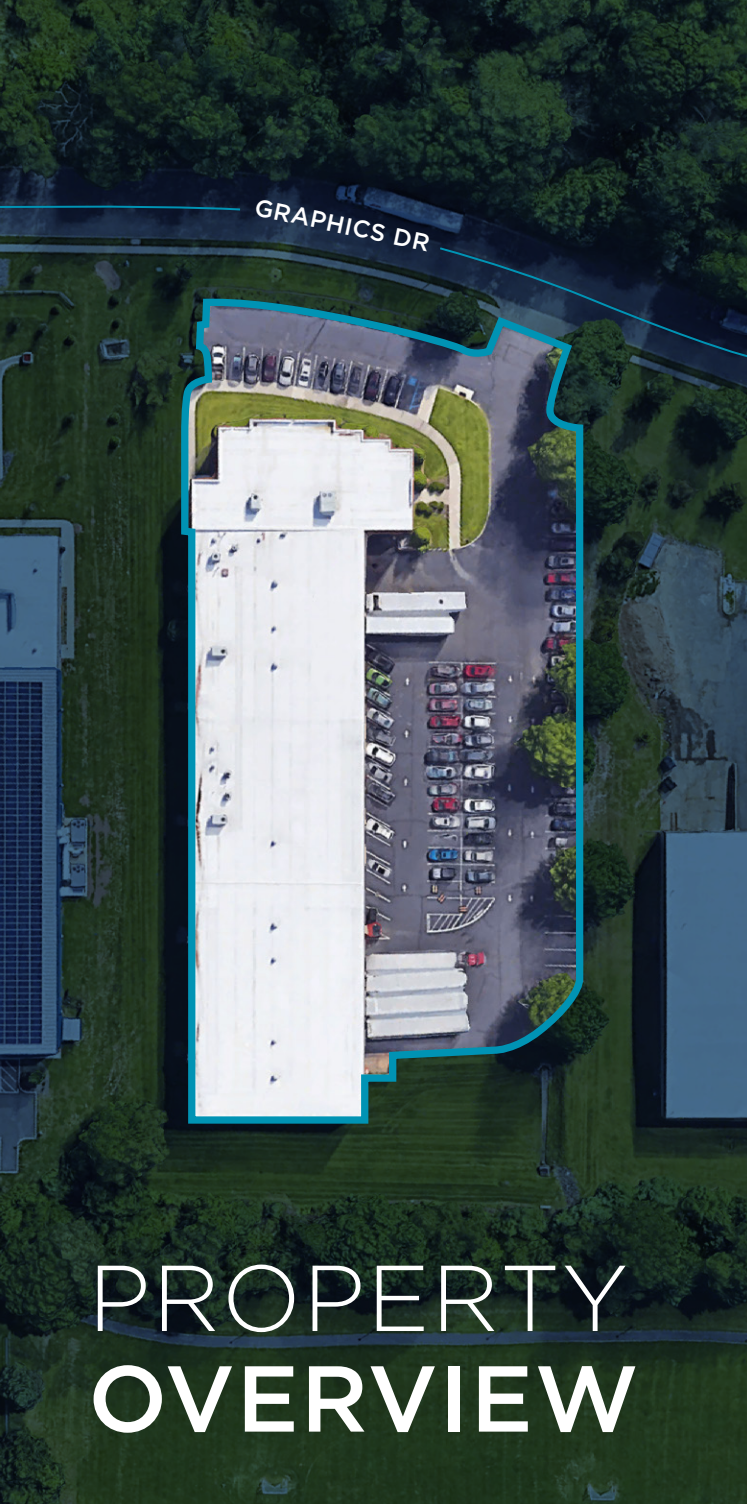


3 GRAPHICS DRIVE

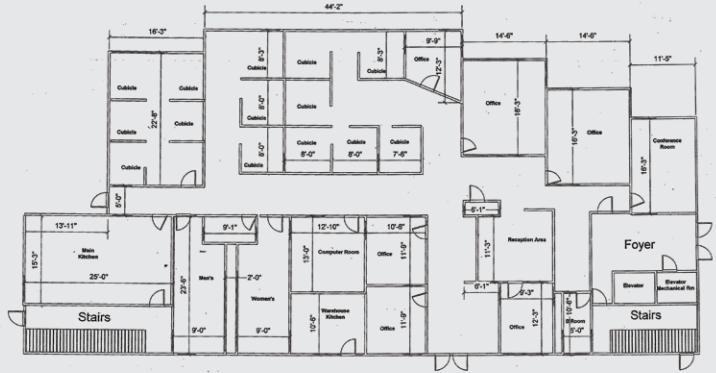
EWING TOWNSHIP, NEW JERSEY

±42,050 SF | FOR LEASE

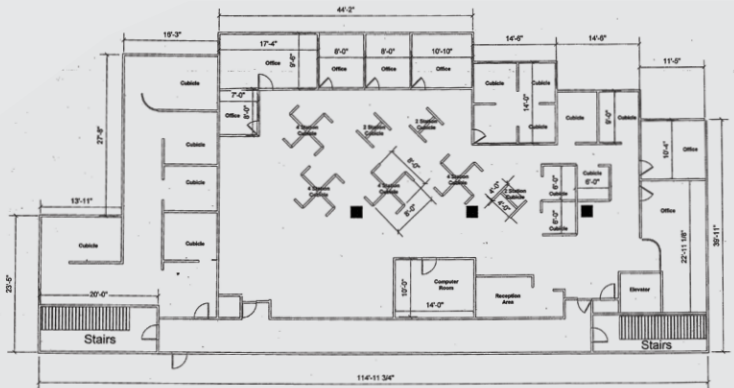




1st Floor Office Space
5,658 SF

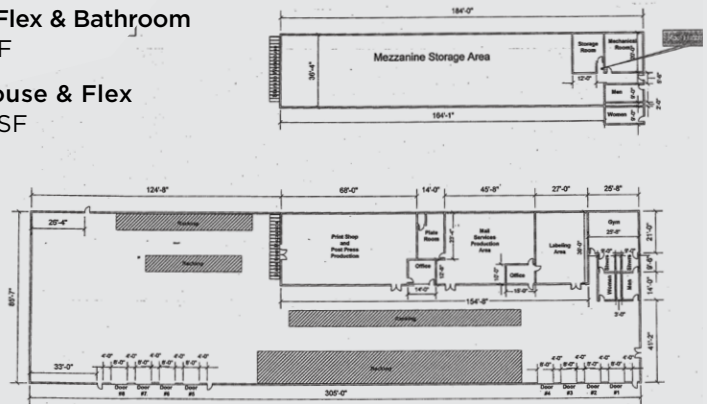


2nd Floor Office Space
5,658 SF



Office/Flex & Bathroom
3,014 SF

Warehouse & Flex
27,720 SF



Building Specifications

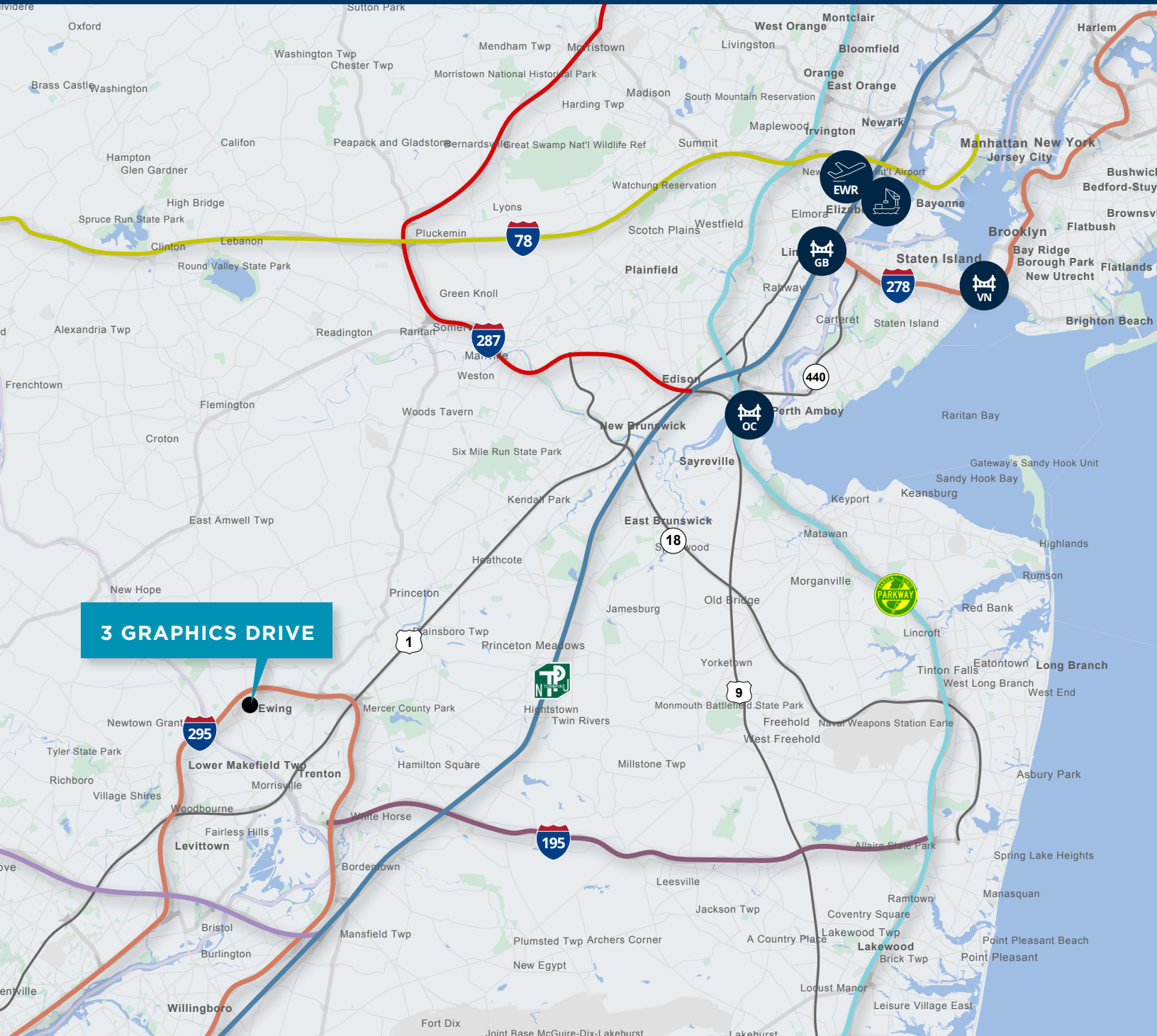
Total Building SF	42,050 SF
Warehouse Size	27,720 SF
Office Size	First Floor: 5,658 SF Second Floor: 5,658 SF Office/Flex : 3,014 SF
Year Built	1990

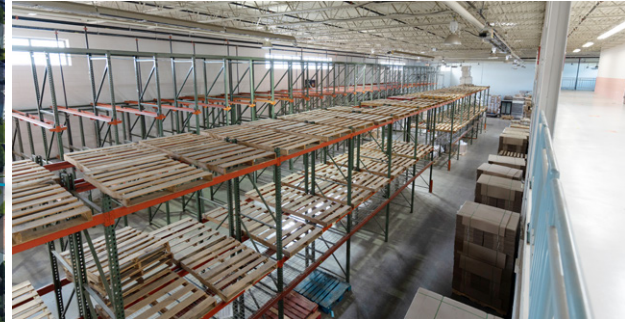
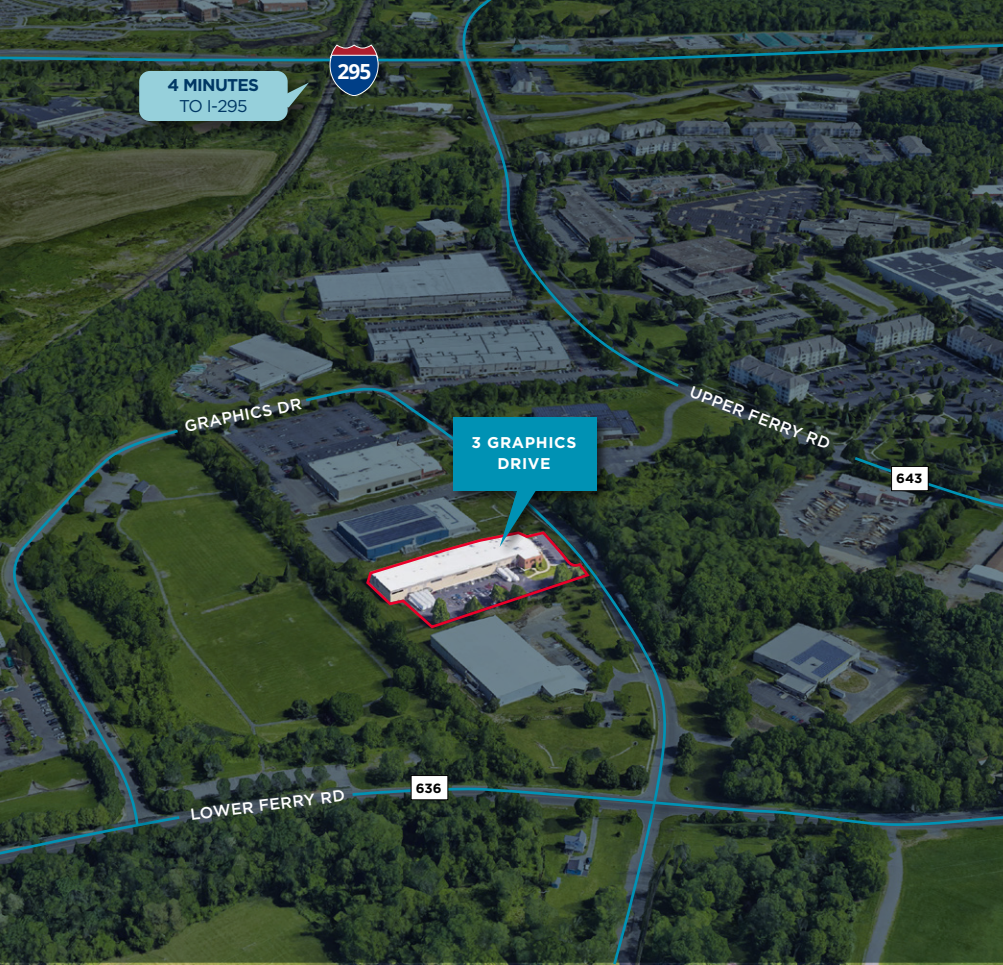
Acreage	±3 Acres
Clear Height	25'-30'
Dock Doors	8
Car Parking	86
Taxes	\$2.40 PSF

EXCELLENT HIGHWAY CONNECTIVITY

Easy access to Interstate 295 and US Route 1, this property location benefits from close proximity to the New Jersey and Pennsylvania markets.

Interstate 295	1.5 mi
Route 1	4.8 mi
NJ Turnpike	17 mi
Port of Philadelphia	32 mi
Philadelphia Int'l Airport	45 mi
Newark Airport	48 mi
Port of Newark/Elizabeth	53 mi





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