

TRENTON OFFICE SPACE WITH PARKING FOR SALE OR LEASE



preServices

700 South Clinton Avenue Trenton, NJ

PROPERTY HIGHLIGHTS

- Former Roebling Steel Infirmary Building, fully renovated to contemporary office standards
- 8,540 SF, 2-story building
 - 1st floor is fully leased and ADA compliant
 - 2nd floor available for lease: 2,400 SF
- Block 16101, lots 10, 11, 12 and
- Block 15704, lots 1.06, 1.07
- Taxes (2019): Approx. \$39,440
- 187' frontage on S. Clinton Ave
- Off-street parking for 20+ vehicles

LOCATION HIGHLIGHTS

- Eligible for incentives:
 - Located in Federal Opportunity Zone
 - Within Urban Enterprise Zone, SBA HUB Zone
- Adjacent to the Roebling Market community shopping center, senior housing, and government offices
- Located in Trenton's Roebling Steel Block 2
- Zoning: Industrial A

FOR INFO CONTACT: ANNE LABATE

609-394-7557 X 114

ANNE@SEGAL-LABATE.COM

SUBJECT TO CHANGE IN PRICE OR AVAILABILITY WITHOUT NOTICE



An Overview



2nd Floor: Floor Plan



Tax Map Information



FOR INFO CONTACT: ANNE LABATE

609-394-7557 X 114

ANNE@SEGAL-LABATE.COM

SUBJECT TO CHANGE IN PRICE OR AVAILABILITY WITHOUT NOTICE

