

1545 LAMBERTON ROAD TRENTON, NJ

FLEX/INDUSTRIAL BUILDING



INVESTMENT/ OWNER OCCUPANT OPPORTUNITY

Located Within Federal Opportunity Zone & Urban Enterprise Zone

This 24,000 SF Flex Building is located in a Federal Opportunity Zone. It is partially occupied, making well suited for investment or owner/occupancy. Located along the scenic Delaware River, it is 5 minutes from downtown Trenton and adjacent to the Interstate 195 on-ramp.

CALL FOR MORE INFORMATION

Anne LaBate, Segal LaBate Commercial Real Estate
609-394-7557 x 114
Anne@segal-labate.com

THE PROPERTY

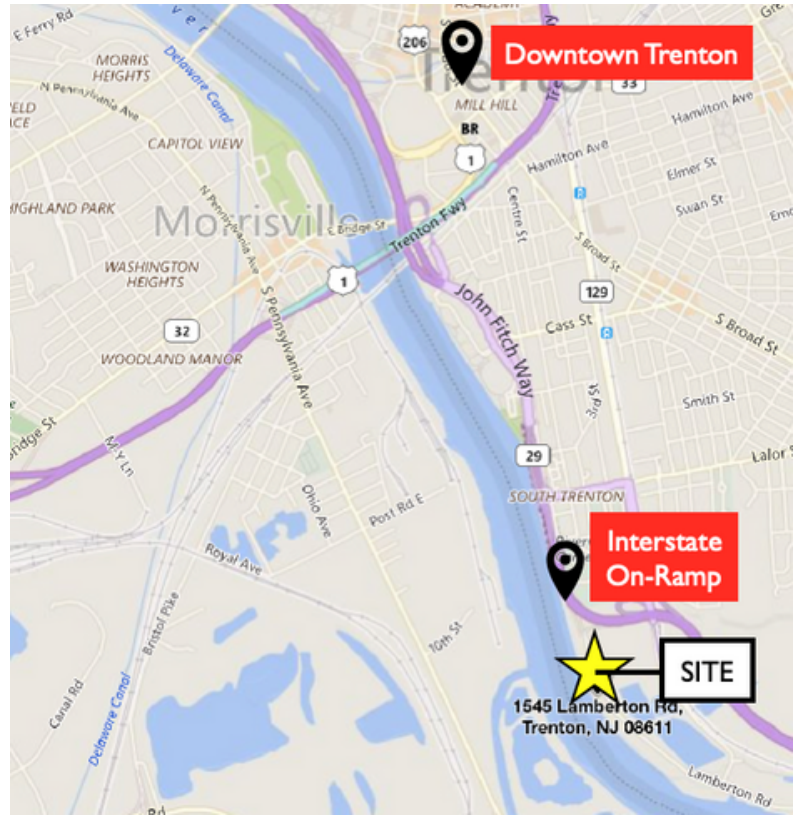
Located in a Federal Opportunity Zone, this property along the Delaware River is ideal for an investor or an owner/occupant.

HIGHLIGHTS

- ✓ Block 12402, Lot 1.01
- ✓ 17' ceiling height under beam
- ✓ 1 Loading dock with potential for 5 additional docks.
- ✓ Eligible for Tax Benefits - Info available upon request
- ✓ Excellent Parking



[An Overview]



*Subject to change in price or availability at any time