TRENTON OFFICE SPACE WITH PARKING FOR SALE OR LEASE



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

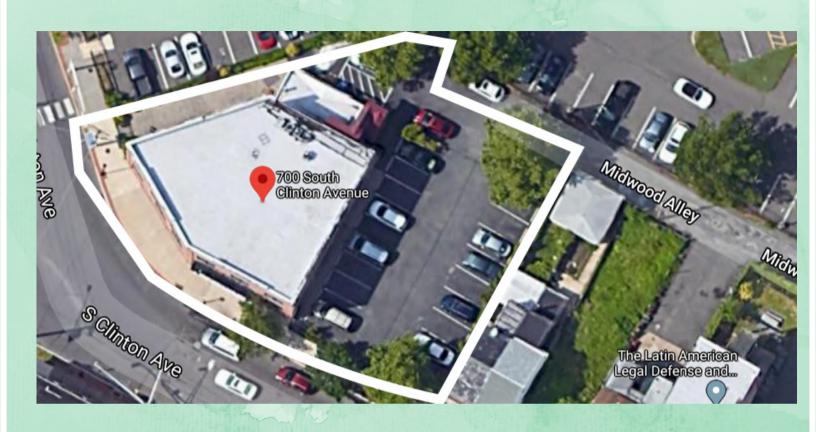
LOCATION HIGHLIGHTS

- Eligible for incentives:
 - Located in Federal OpportunityZone
 - 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

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An Overview



2nd Floor: Floor Plan

10'x16' 12'x11' 16'x16' 215 216 17'x13' 213 > 214 7'x16' 11'x17 218 219 209 210 220 223 24'x16' 7'x16' 16'x11' 225 207 28'x31' 208 ₹ 205 21'x16' 10'x11' 203 206 204

Tax Map Information



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