

DOWNTOWN TRENTON REDEVELOPMENT OPPORTUNITY

PROPERTY HIGHLIGHTS

- 96,000 SF - seven-story office building overlooking historic Mill Hill Park
- Federal Opportunity Zone property
- Vacant and requiring updating to current market standards
- 13,000 SF floor plates with 40-car basement level parking
- Suited for single or multi-tenant occupancy
- Quick walk to the Trenton Train Station.
- Offered For Sale with 2 additional properties:
 - 137 E. State: Block 201, Lots 2, 4, 21
 - 115-128 E Hanover: Block 503, Lots 6, 6.01, 6.02, 6.03, 61, 61.01, 61.02, 61.03



25 South Montgomery Street Trenton, NJ

OFFERED FOR SALE WITH 2 ADDITIONAL PROPERTIES



137 East State Street

76,000 SF, six-story former department store building, with existing retail tenant

116-128 East Hanover Street

1 acre development site/parking lot



FOR INFO CONTACT: ANNE LABATE

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SUBJECT TO CHANGE IN PRICE OR AVAILABILITY WITHOUT NOTICE

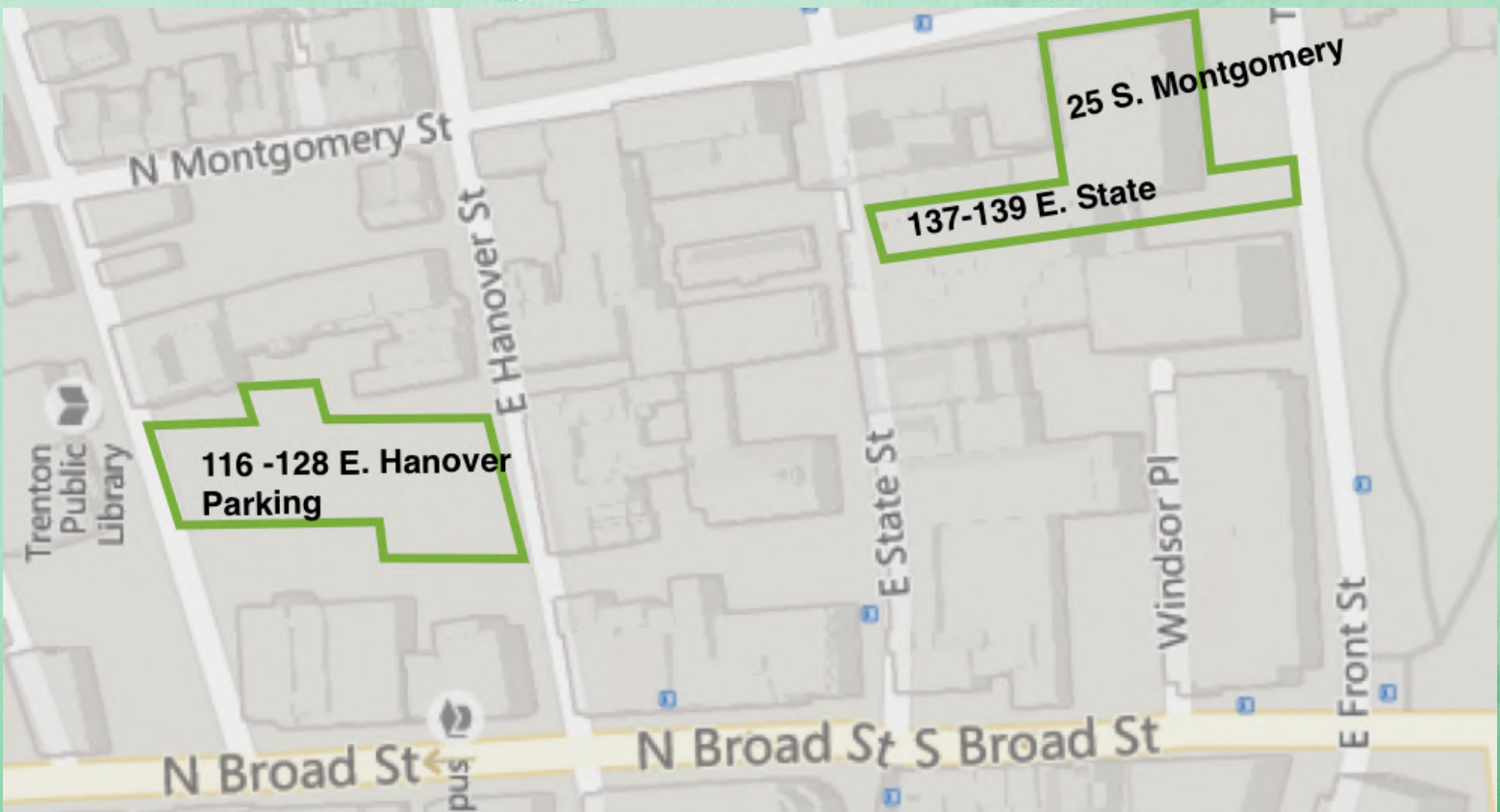


An Overview



AVAILABLE BUSINESS INCENTIVES

Eligible for redevelopment and job creation tax incentives available to owner and tenant occupant, through NJEDA, SBA Hub Zone, Urban Enterprise Zone (UEZ) and City of Trenton Payments in Lieu of Taxes (PILOT agreements). Located in Fed Opp Zone.



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