

# COMMERCIAL / LOFT BUILDING AVAILABLE FOR LEASE BUSY TRANSIT CENTER LOCATION SUITED FOR INDUSTRIAL - OFFICE - SHOWROOM - ARTISAN USE

**636 E STATE STREET TRENTON NJ**



## Location Highlights

- Located just one Block from the busy Trenton Train Station at the corner of East State St. and Wall St.
- Trenton Station Redevelopment Area
- Zoning: IA (Industrial A)
- Urban Enterprise Zone
- Easy Access to State Routes 1, 31, 33, 129, 206, with quick connections to Interstate Routes 95, 195, 295 and the NJ Turnpike

## Property Details

- 23,000 SF
- 4 Story Building
- Clear Ceiling Height: 11ft
- Municipal water & sewer, PSE&G gas/electric
- Parking available - up to 30 spaces
- Heating: Gas fired hot air, central A/C
- Open Floor Layout
- Freight Elevaator
- Drive-in loading



**1 MILE                      3 MILES**

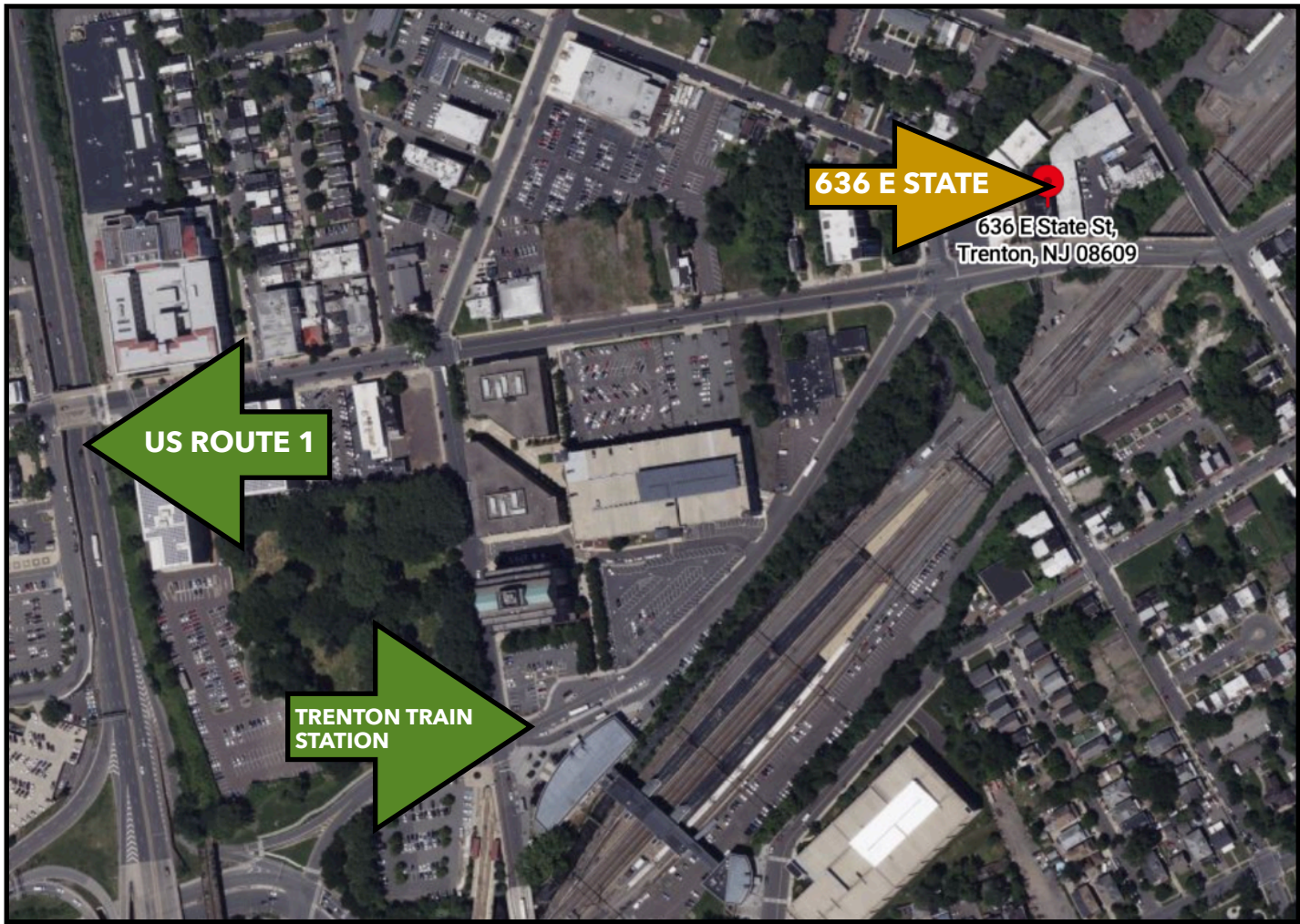
**Population                      56,000                      129,000**

**Income (Med) Household                      76,922                      83,876**

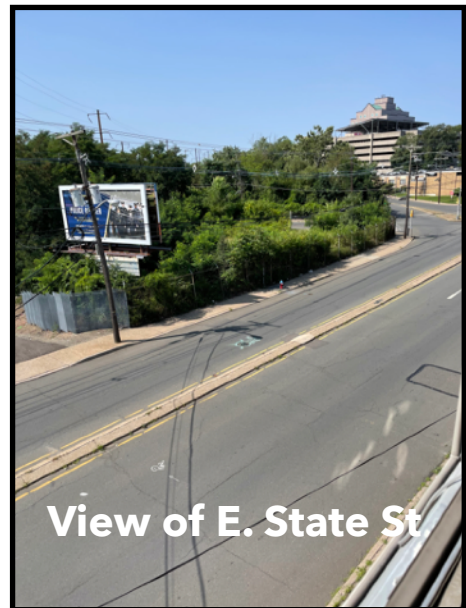
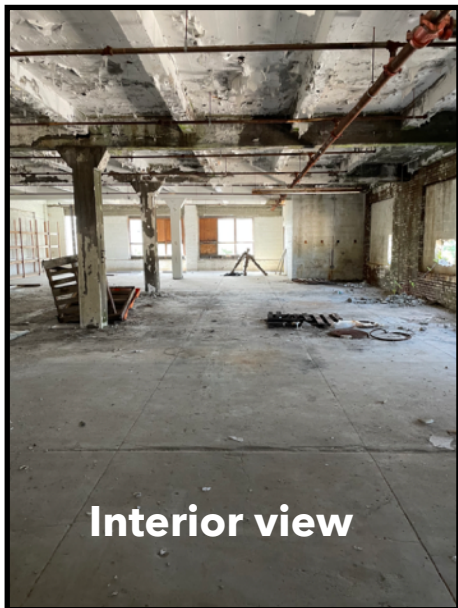


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\*Subject to change in price and withdrawal without notice



## Interior Photos



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