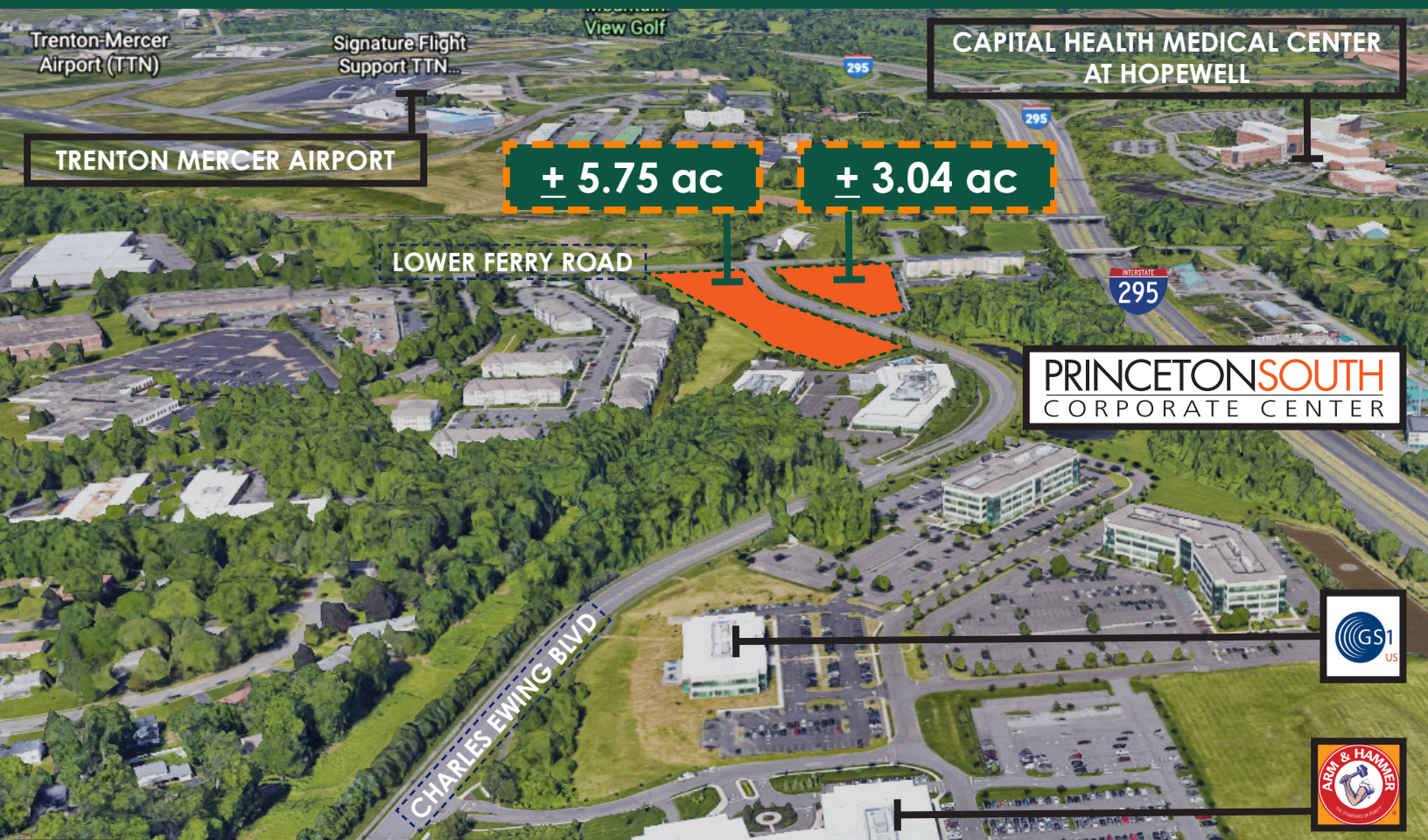


# FOR SALE FLEX SITES

ROUTE 31 @ I-295 (EXIT 72) EWING, NJ



FLEX - WAREHOUSE/LAB/OFFICE

PROPERTY HIGHLIGHTS

BUILD-TO-SUIT FLEX SITE

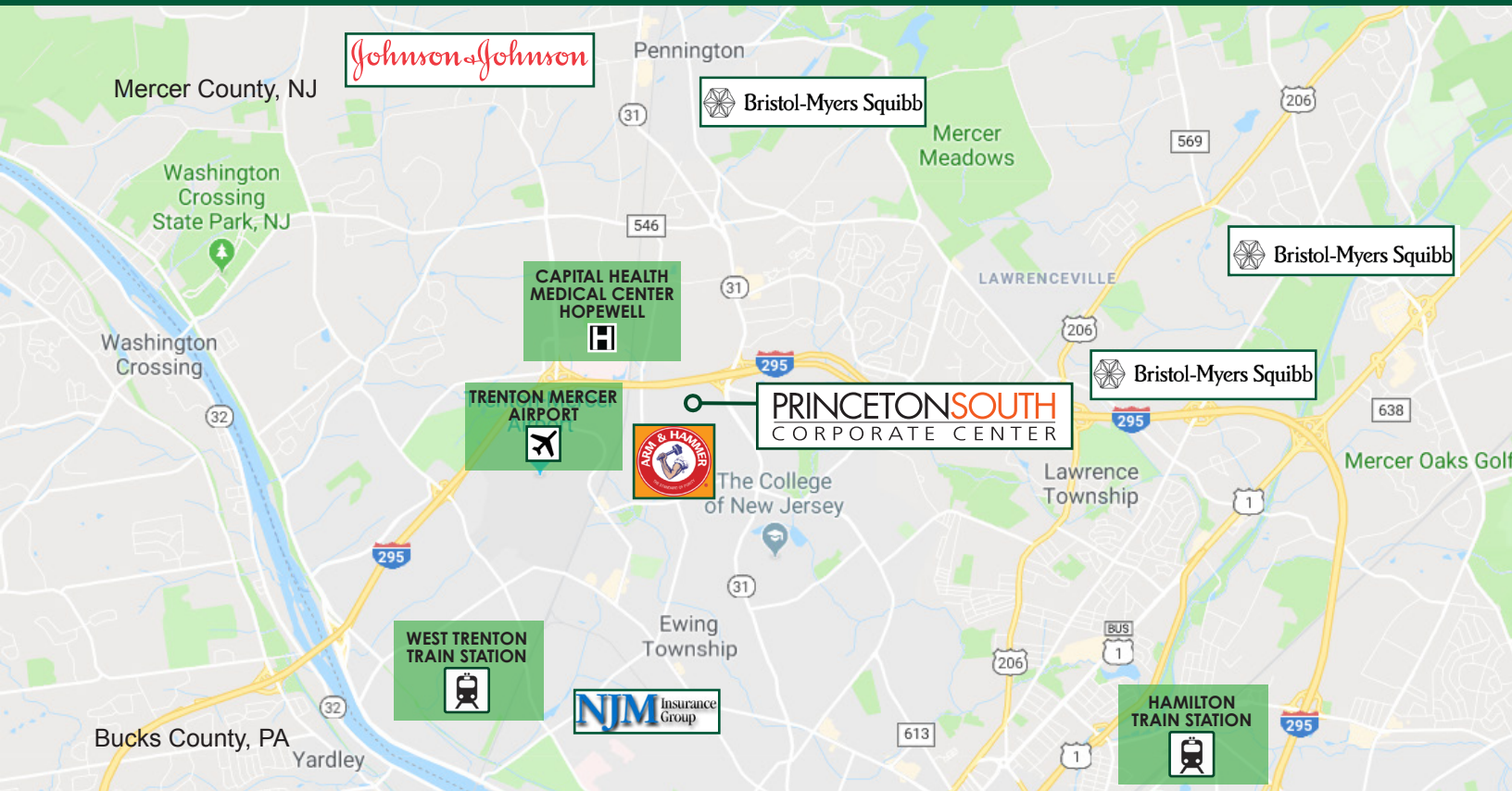
UP TO 34,000 SF BUILDABLE





# FLEX SITES FOR SALE

## ROUTE 31 @ I-295 (EXIT 72) EWING, NJ



## LOCATION HIGHLIGHTS

- ▶ 5 MINUTES TO BUCKS COUNTY, PA
- ▶ 10 MINUTES TO DOWNTOWN PRINCETON
- ▶ 1 HOUR FROM NYC
- ▶ 1/2 HOUR FROM PHILADELPHIA
- ▶ JUST OFF ROUTE I-295 (EXIT 72)
- ▶ MINUTES FROM TRENTON MERCER AIRPORT
- ▶ MINUTES FROM TRENTON TRAIN STATION

AUBREY HAINES

email: [ahaines@merceroak.com](mailto:ahaines@merceroak.com)

office: 609-452-0200

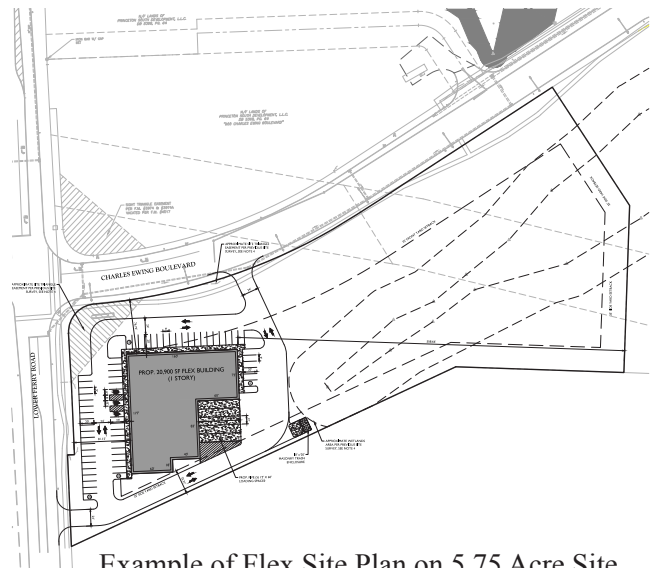
cell: 609-915-3876

SAB RUSSO

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Example of Flex Site Plan on 5.75 Acre Site

