



INDUSTRIAL PROPERTY FOR SALE & LEASE

64,500 SF on 2.83 Acres

1659-1700 Calhoun Street

Ewing, NJ 08638



PROPERTY DETAILS

SIZE

- Approximately 64,500 sq. ft.
- Approximately 2.83 acres

CONSTRUCTION

- CONSTRUCTION DATE: 1955
- RENOVATION DATE: 2021

CEILING HEIGHTS

- PRODUCTION/PRIMARY AREA: 14-18 FT CLEAR

LOADING

- Seven (7) loading dock
- Two (2) drive-in doors

LIGHTING

- LED

POWER

- 2,100 Amps – 3 Phase Supplied by PSE&G

WATER AND SEWER

- City

PARKING

- 45 marked surface spaces

NATURAL GAS

- Supplied by PSE&G

FIRE PROTECTION

- Fully sprinklered - wet system

HEAT

- Gas heaters in warehouse

AIR CONDITIONING

- HVAC in office

LAVATORIES

- Men: 2
- Women: 2

LOCATION

- Strategically located in Ewing Township, Mercer County, with immediate access to Interstate 295 (Exit 73) and direct connectivity to major regional transportation corridors throughout New Jersey and Pennsylvania. The property is situated just minutes from the Trenton Central Business District, Interstate 95, Route 1, and Route 31, providing efficient access to Philadelphia, Princeton, and the broader Mid-Atlantic region. Its central location offers convenient connectivity to the New Jersey Turnpike, the Pennsylvania Turnpike, and key logistics and distribution routes, while also benefiting from proximity to Trenton-Mercer Airport, Amtrak and NJ Transit rail service, and the Ports of New York and New Jersey and Philadelphia, making it an ideal location for industrial, flex, manufacturing, and distribution users.

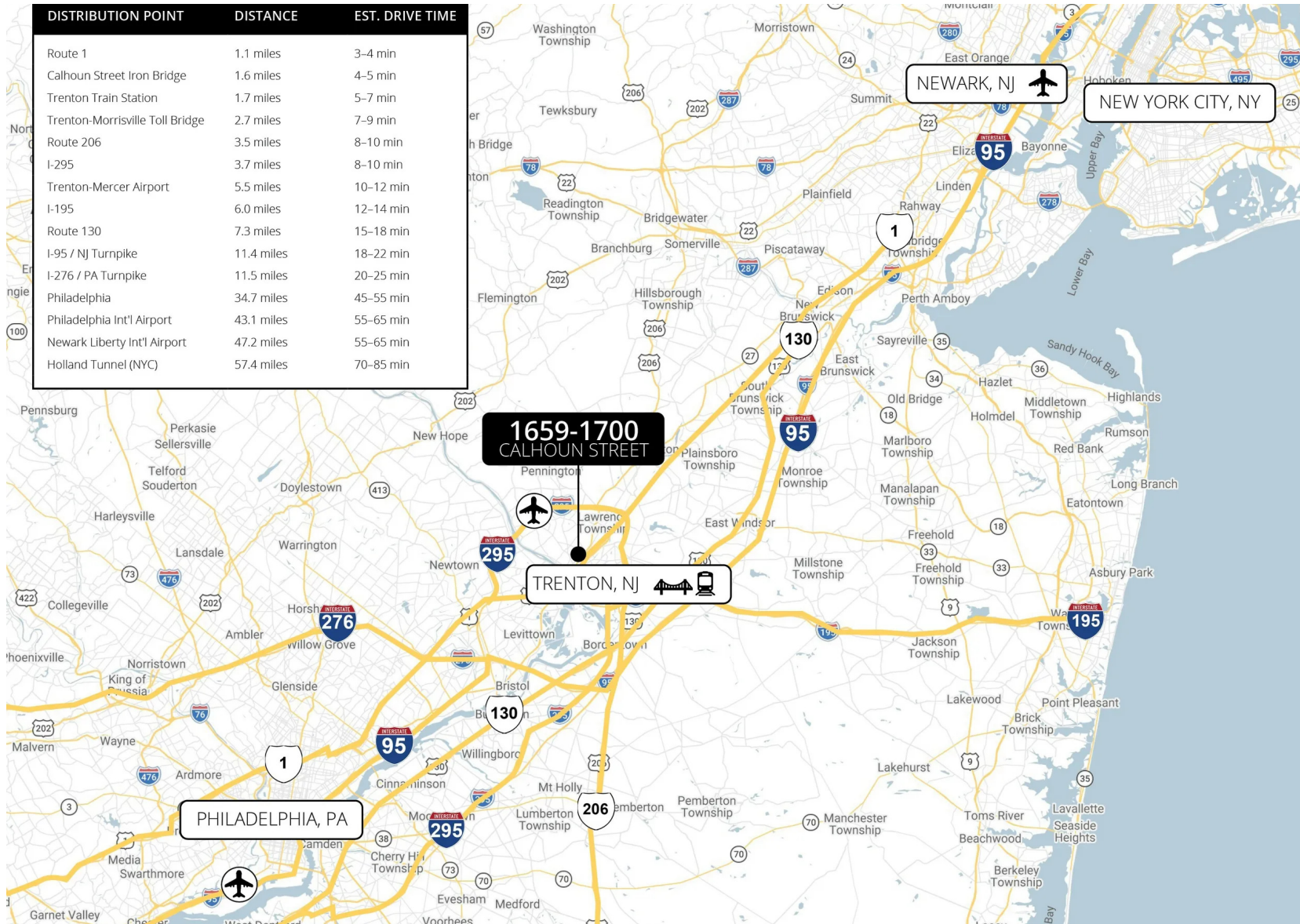
ADDITIONAL PHOTOS



PROPERTY OUTLINE



LOCATION MAP





Three Logan Square
1717 Arch Street, Suite 5100
Philadelphia, PA 19103
<https://www.binswanger.com>

PRIMARY CONTACTS



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