

8 Commerce Way

Hamilton, NJ



14,567 SF Office/Flex with dock-high loading

8 Commerce Way Sublease

BUILDING OVERVIEW

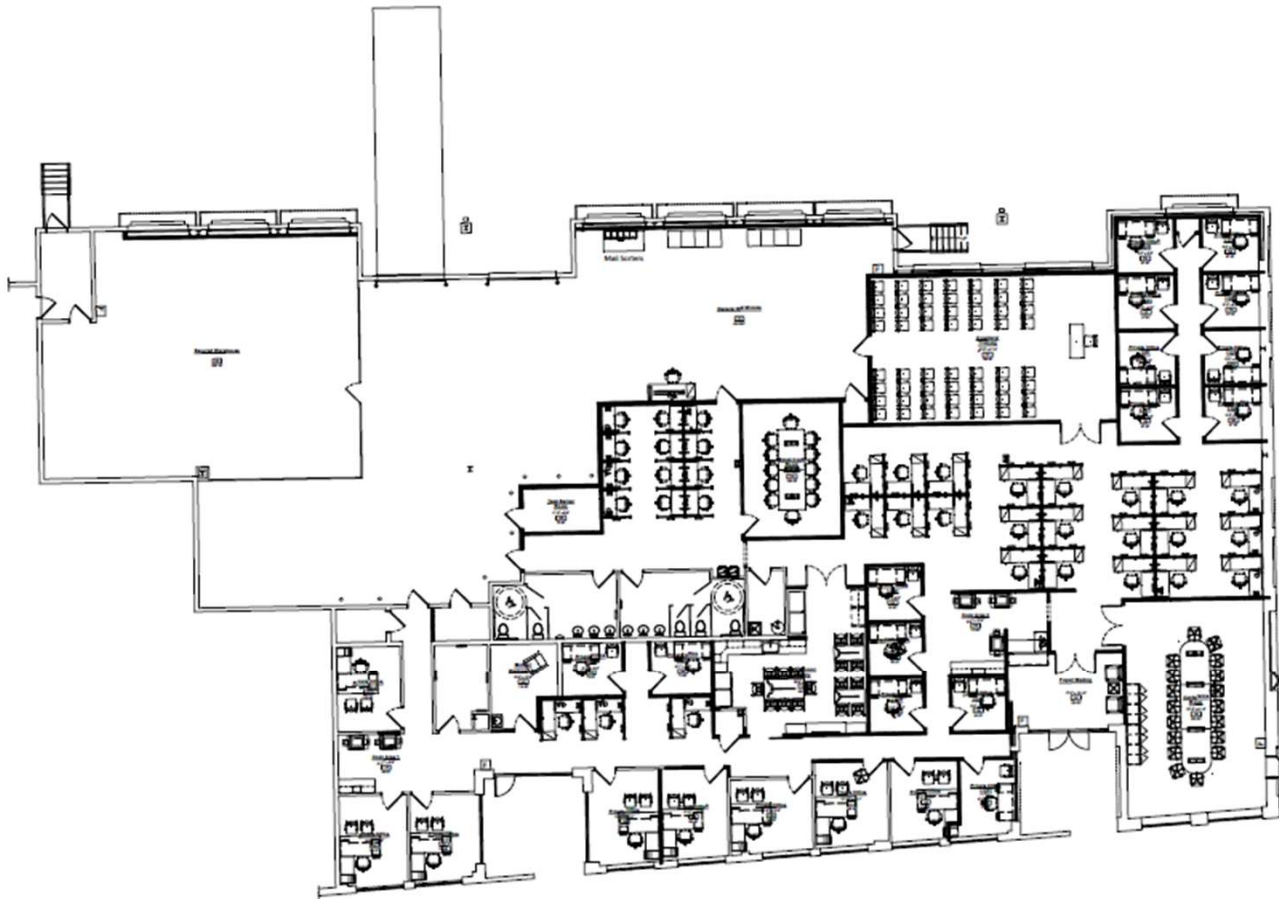
This single-story building is part of a professionally managed business park at 8 Commerce Way in Hamilton, New Jersey. Strategically located with convenient access to Interstate 295, Route 130, and the New Jersey Turnpike, the property offers excellent regional connectivity throughout Central New Jersey and the greater Philadelphia and New York markets. Tenants benefit from ample surface parking and efficient tailgate loading, making the building well-suited for a variety of business operations.

SUBLEASE HIGHLIGHTS

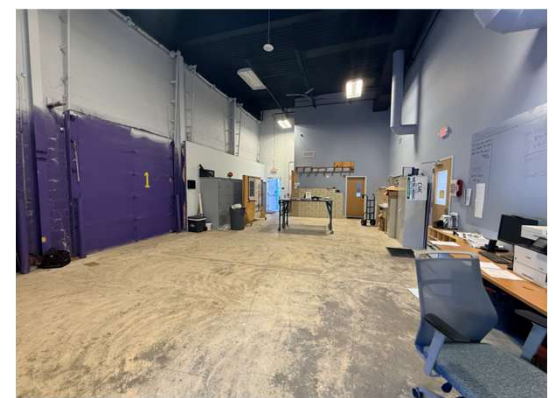
- **Size: 14,567 SF**
 - **Warehouse: 4,695 SF**
 - **Office: 9,872 SF**
- **Clear Height: 20'**
- **Loading:**
 - **Dock: 8 (9'x10')**
 - **Only 3 docks currently accessible**
 - **Drive-In: 1 (10'x13')**
- **Power: 3-Phase**
- **Parking: 3.13/1,000 SF**
- **Lease expiration of 10/1/2028**
- **Asking rental rate of \$20.00/SF (Modified Gross)**



Floor Plan



8 Commerce Way Photos



FOR MORE INFORMATION
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