



**Markeim
Chalmers Inc.**
COMMERCIAL REAL ESTATE

±11 ACRES FOR LEASE

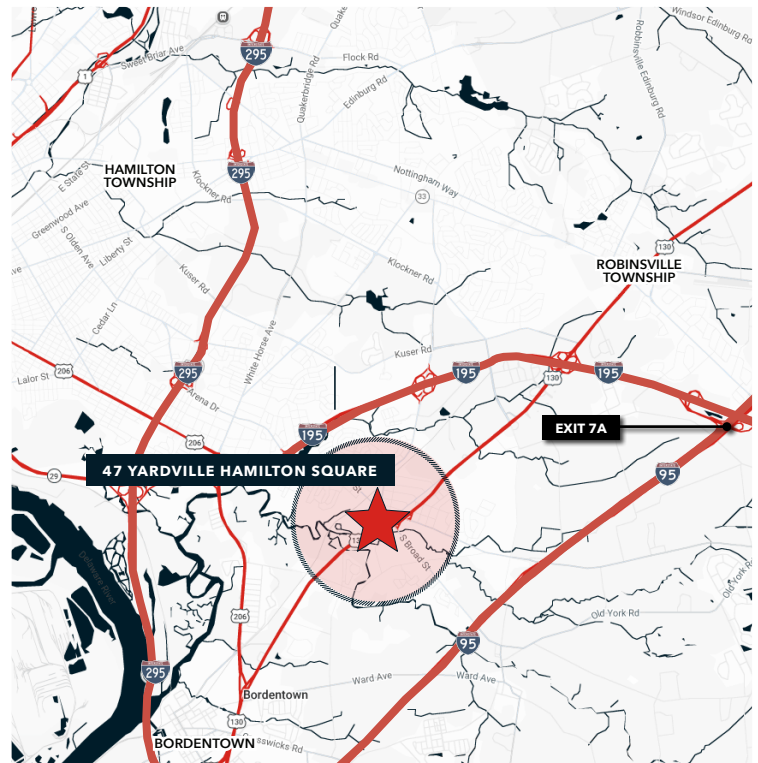
47 YARDVILLE HAMILTON SQUARE RD
HAMILTON TOWNSHIP, NJ

**OUTDOOR STORAGE / IOS
DIVISIBLE OPTIONS AVAILABLE**

OWNED AND MANAGED BY
JIOS
A Jadian Company

PROPERTY HIGHLIGHTS

- ±11 Acres Industrial Outdoor Storage (IOS)
- Flexible layout configurations available
- Immediate Availability
- Industrial Zoning (I-Zone)
- Excellent Access to I-195, I-295 & NJ Turnpike
- Rare IOS Opportunity in Central New Jersey
- Competitive pricing relative to Central & Northern New Jersey





PROPERTY HIGHLIGHTS

- Heavy industrial, outdoor storage, and stacking uses allowed by-right
- 30K SF of building improvements with 12 maintenance bays + Class A office
- Fully lit, fenced, and secured yard

IDEAL USES



Trailer Parking



Fleet Storage



Contractor Yard



Equipment Storage

KEY SITE ADVANTAGES



Scarce IOS Availability in Central NJ



Immediate Occupancy



Flexible Demising Options



Heavy industrial zoning, stacking permitted

