

FOR SALE OR LEASE > OFFICE, LAND,  
REDEVELOPMENT OPPORTUNITY

# 2 Carnegie Rd.

LAWRENCEVILLE, NJ



Located At Intersection Of Carnegie Road And Route 1 With Great Visibility From Route 1

## Features

- > Perfect for Owner/User
- > 6,000 SF multi-tenanted office building with large parking lot and additional green lot
- > Block: 1203, Lot 1  
1.34+/- Acres, Zoning: HC  
RE Taxes (2018): \$24,881
- > Block 1203, Lot 2  
1.46 Acres  
RE Taxes (2018): \$7,202
- > 60 car parking
- > Total site is nearly 3 Acres

## Contact Us

### BRETT INCOLLINGO

Associate Director

Salesperson

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COLLIERS INTERNATIONAL NJ LLC

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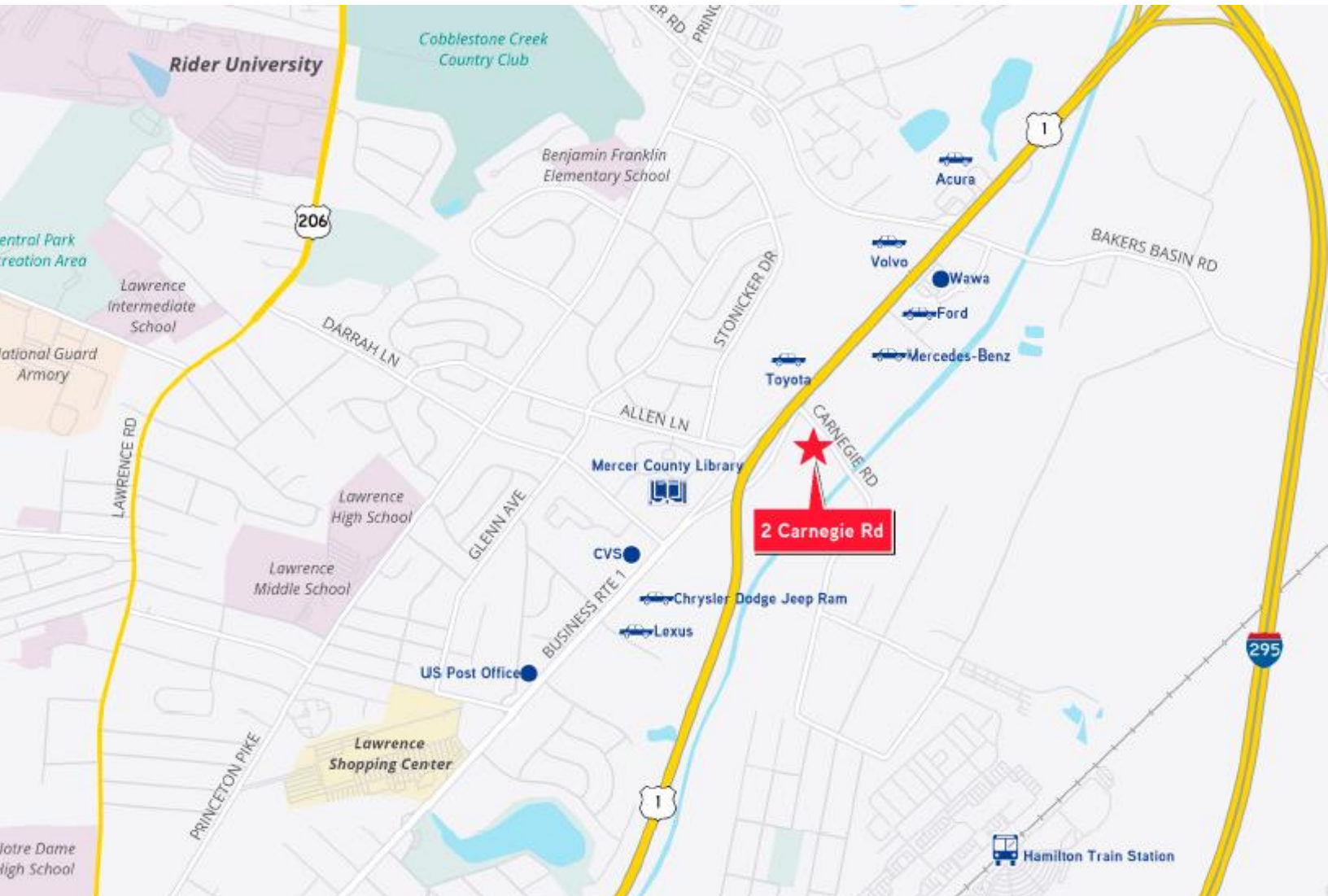
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**Colliers**  
INTERNATIONAL



## Location

- > Located at intersection of Carnegie Rd. and Route 1
- > Convenient to shopping center, Hamilton Train Station and nearby amenities

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No representation is made as to the accuracy of the information furnished herein and same is submitted subject to errors, omissions, change of prices, rental, or other conditions, prior sale, lease, sublease, and/or withdrawal without notice. The furnishing of this information shall not be deemed a hiring. A commission in accordance with our principal's schedule of rates and conditions will be paid to the procuring Broker who executes our or our principal's brokerage agreement, subject to a fully consummated transaction upon terms and conditions acceptable to our principal.

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