

# Mack-Cali Horizon Center North

Hamilton Township, NJ



*With two buildings and land for an additional 243,000 square feet of new development, Mack-Cali Horizon Center North offers tenants prime office space and room for expansion.*

**E**xcellent location defines Mack-Cali Horizon Center North. Situated immediately off I-195 and less than one mile from Exit 7A of the New Jersey Turnpike, tenants enjoy convenient access to major thoroughfares connecting the Northeast Corridor. Mack-Cali Horizon Center North consists of 2 South Gold, a one-story, 33,962 square-foot office building; and 3 AAA Drive, a two-story, 35,270 square-foot office building. Three additional land sites can accommodate up to 243,000 square feet of new development, offering tenants outstanding expansion opportunities.

## Mack-Cali Horizon Center North features:

- Abundant surface parking
- Excellent skilled labor pool nearby
- Superior access to the New Jersey Turnpike at Exit 7A, I-295, I-195, and Routes 1 and 130
- Prestigious corporate neighbors
- Nearby amenities including the Hamilton Marketplace Mall, Hilton Hotel, Hamilton Square shopping center and numerous restaurants
- Small floor plates ideal for smaller users
- Common area renovations planned
- Responsive on-site Mack-Cali property management

## Building Descriptions:

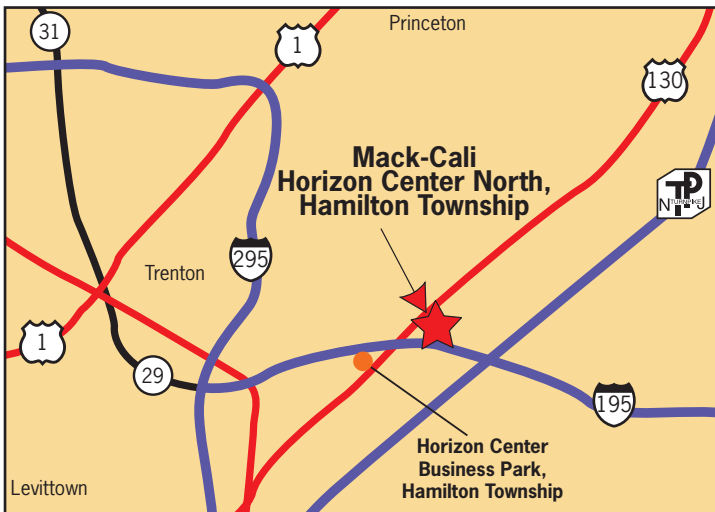
- 2 South Gold – One-story, 33,962 square-foot office building
  - Fully sprinklered and alarmed
  - Surface parking 4.6/1,000 square feet
- 3 AAA Drive – Two-story, 35,270 square-foot office building
  - Fully sprinklered and alarmed
  - Loading dock and storage area
  - Back-up generator
  - Surface parking 5.4/1,000 square feet

## Build-to-Suit Sites:

- 2 South Gold – 9.5 acres for the development of an additional 86,038 square feet of office space
- 5 AAA Drive – 17 acres for the redevelopment of 125,730 square feet of office space
- 6 AAA Drive – 2.45 acre for the development of up to 32,000 square feet of office space



With three land sites for an additional 243,000 square feet of new development, Mack-Cali Horizon Center North offers outstanding expansion opportunities.



Mack-Cali Horizon Center North is strategically situated near Exit 7A of the New Jersey Turnpike, offering superior access throughout the Northeast Corridor.

Contact the Mack-Cali Leasing Department at 732.590.1000 or e-mail [leasing@mack-cali.com](mailto:leasing@mack-cali.com).



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Edison, NJ 08837-2206

### Strategic Central New Jersey Location:

- Immediately off I-195, one mile west of Exit 7A of the New Jersey Turnpike
- Minutes to I-295 and Routes 1 and 130
- 30 minutes to Princeton and 15 minutes to Trenton

### Mack-Cali properties offer distinct advantages for its tenants:

- Comprehensive in-house services provide tenants with a seamless and efficient process, covering every aspect from space planning to leasing, construction to move-in and day-to-day operations.
- Extensive portfolio of properties offers a wide selection of locations to accommodate tenants' expansion, relocation or build-to-suit requirements.
- Mack-Cali's on-site management provides responsive, professional attention to the needs of tenants.

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