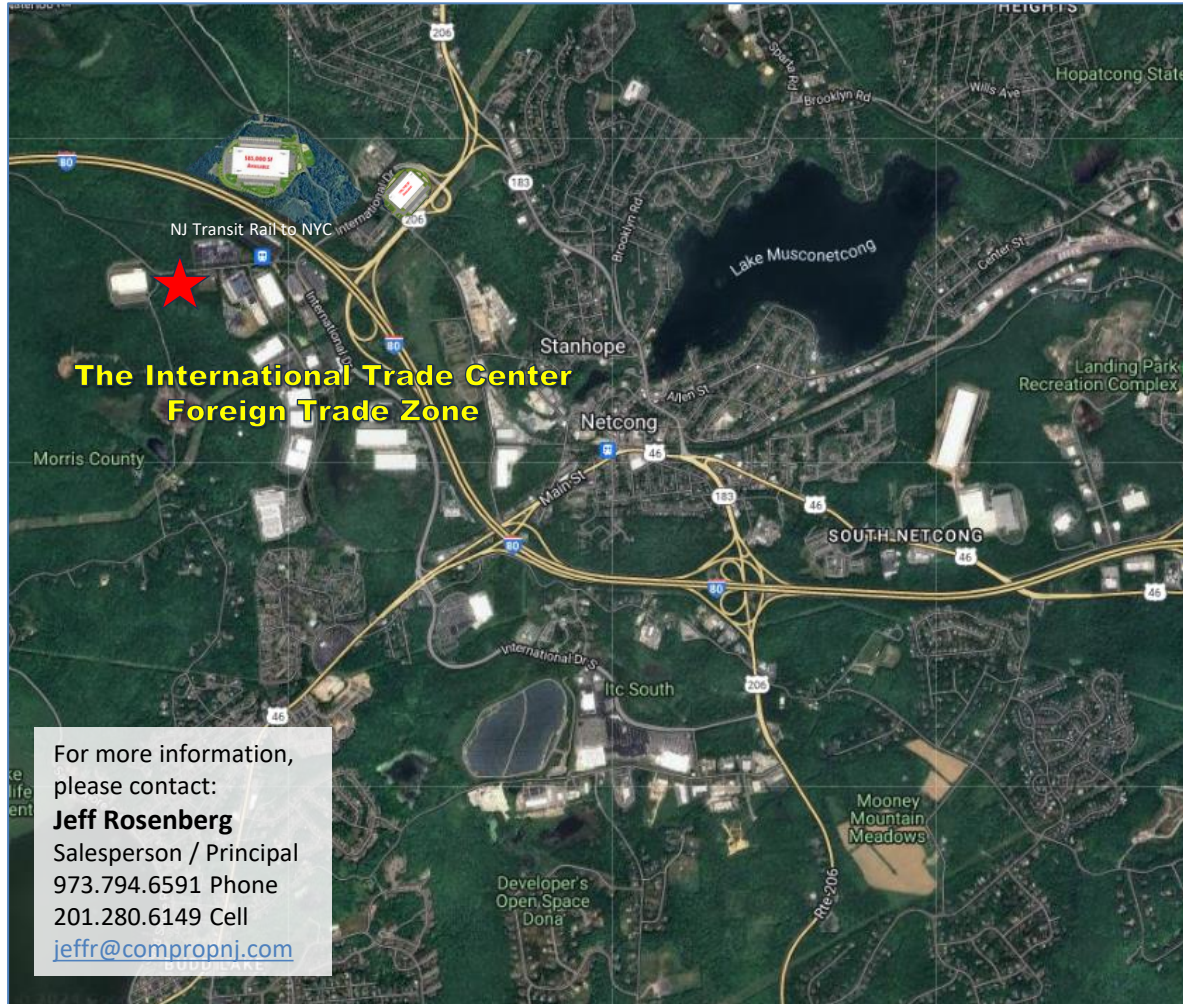


# FOR SALE: +/- 64,515 SF APPROVED DEVELOPMENT

217 & 219 WATERLOO VALLEY ROAD, MOUNT OLIVE, NEW JERSEY



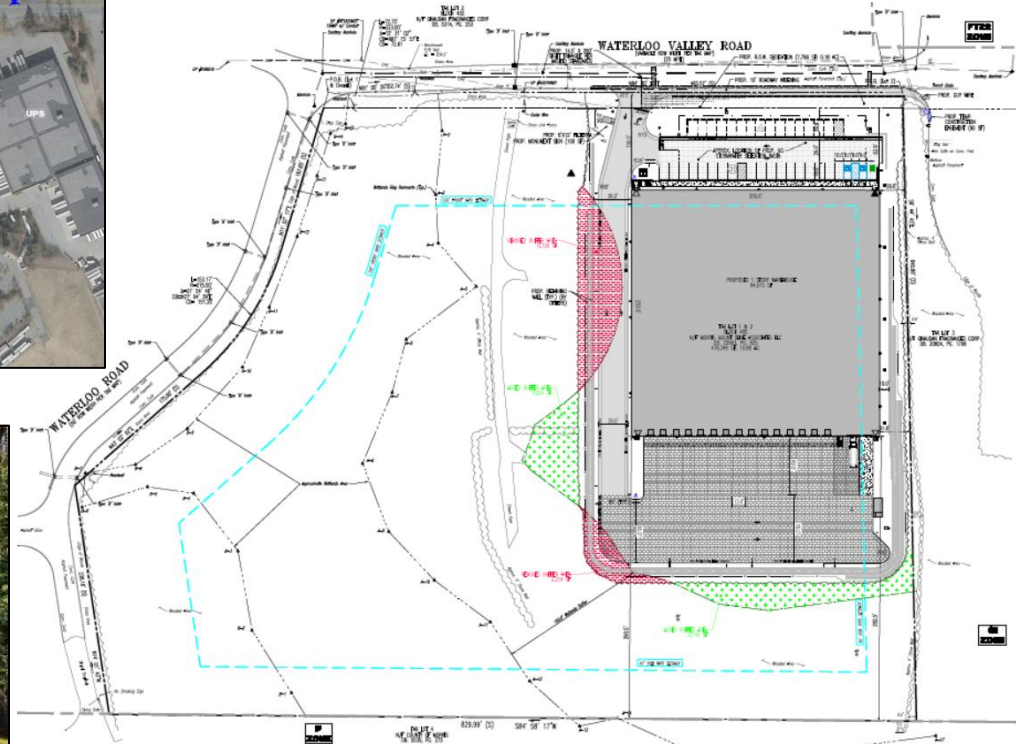
- 10.98 Acres +/- (Block: 400, Lots: 1 & 2)
- General Industrial (G-I) zoning, includes a wide range of permitted uses such as warehousing, office, assembly, manufacturing, finishing, labs, research, telecom, outside storage and lumber yards.
- Located in the International Trade Center corporate park, potentially offering savings to companies involved in importing and exporting of commodities, products and/or components
- Corporate neighbors include Givaudan, Vistar, UPS, FedEx, Mars, Amazon, Robertet, L3 Communications, BASF, Seiko Instruments, Fratelli Beretta USA, Diagnostica Stago...
- Public Water, Sewer, Gas and Electric in street
- Just off 4 way interchange of I-80 and Routes 206 & 46 with easy access to NJ ports and airports
- Many amenities nearby including commuter rail, hotels, restaurants, banks and shopping centers
- Call for pricing

The information contained herein was obtained from sources believed reliable; however, Commercial Property Agents, LLC makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.



# FOR SALE: +/- 64,515 SF APPROVED DEVELOPMENT

217 & 219 WATERLOO VALLEY ROAD, MOUNT OLIVE, NEW JERSEY



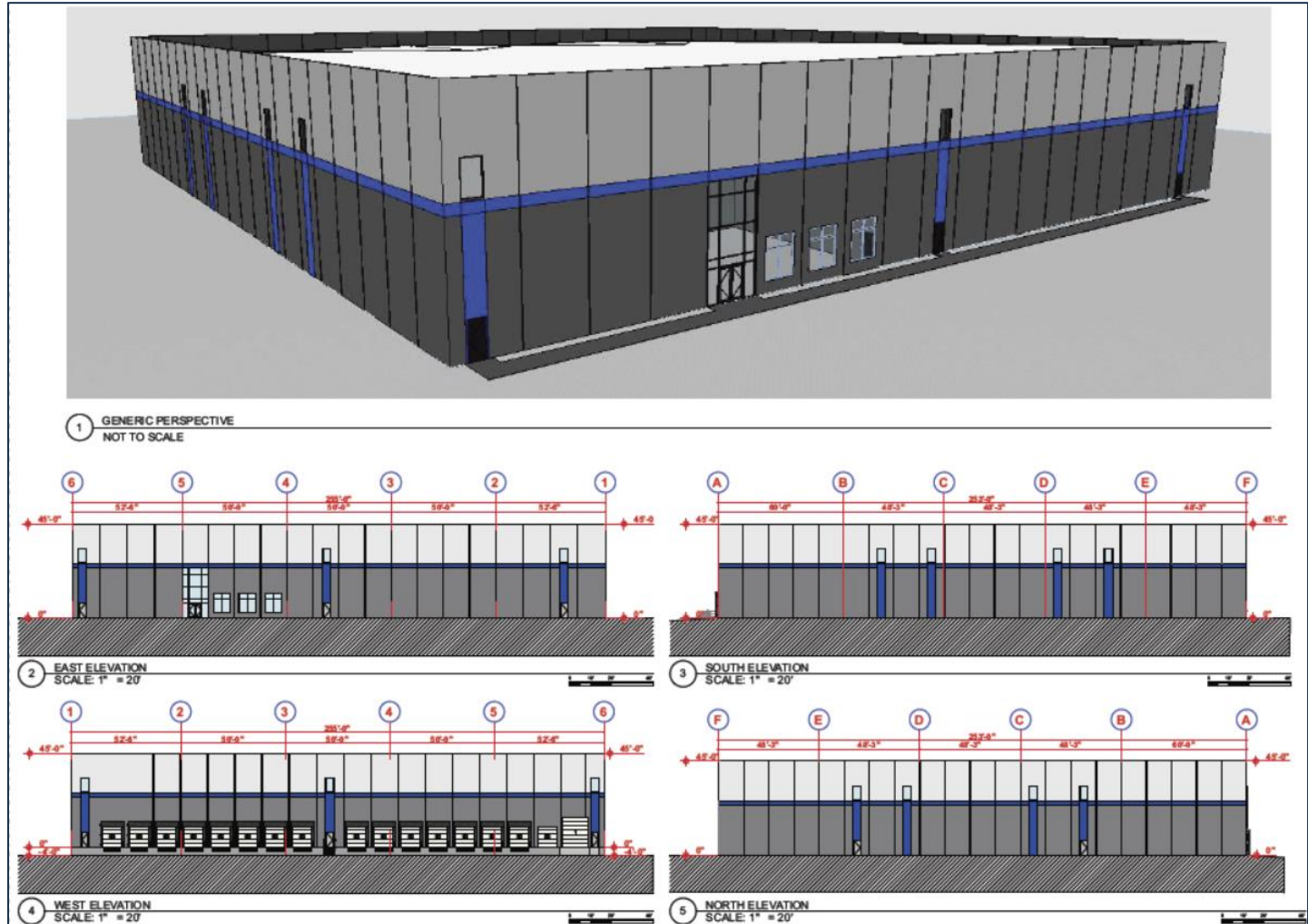




# FOR SALE: +/- 64,515 SF APPROVED DEVELOPMENT

217 & 219 WATERLOO VALLEY ROAD, MOUNT OLIVE, NEW JERSEY

## ELEVATIONS



# FOR SALE: +/- 64,515 SF APPROVED DEVELOPMENT

217 & 219 WATERLOO VALLEY ROAD, MOUNT OLIVE, NEW JERSEY



## SPECIFICATIONS

**TOTAL BUILDING SF:** 64,515 SF

**OFFICE SF:** 2,300 SF

**CEILING HEIGHT:** 40'

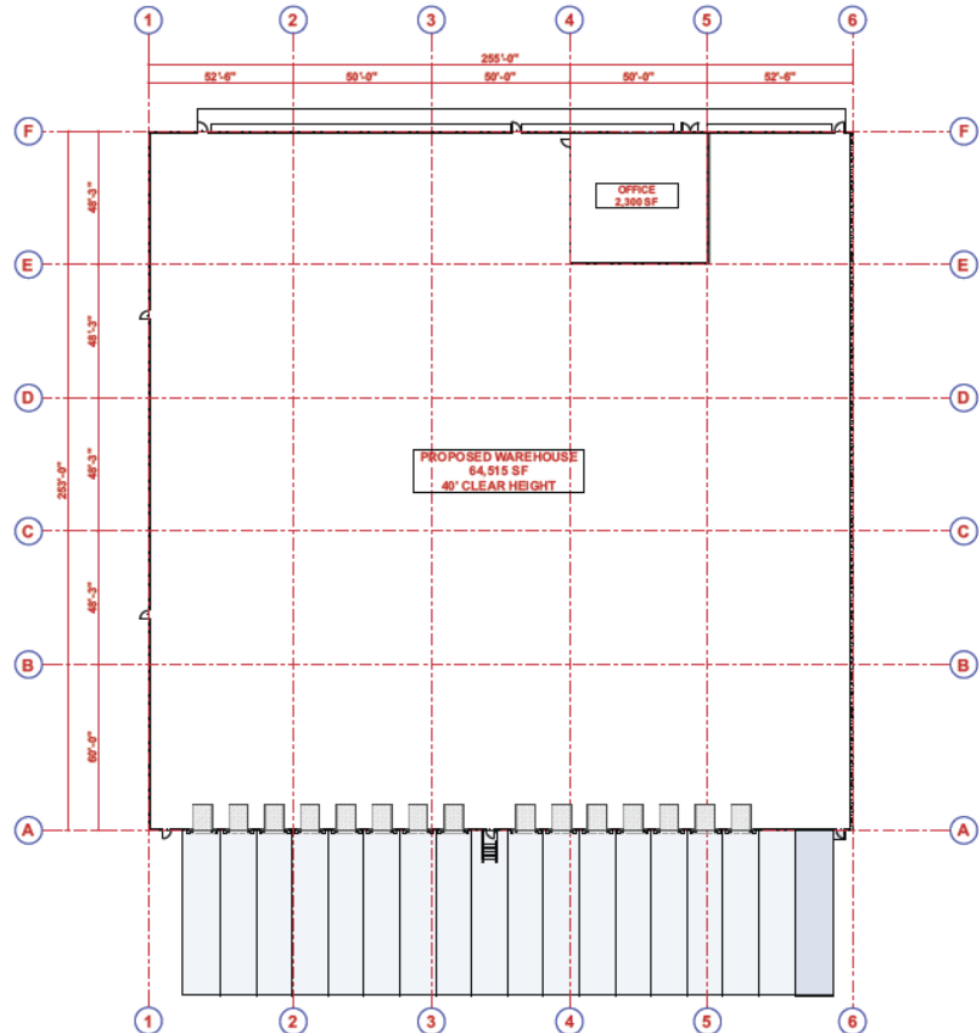
**COLUMNS:** 48'3" x 50'

**LOADING:** 15 DOCKS  
1 DRIVE-IN

**PARKING:** UP TO 36 CARS

**PUBLIC UTILITIES:** WATER, SEWER,  
GAS & ELECTRIC

**ZONING:** GI – GENERAL  
INDUSTRIAL

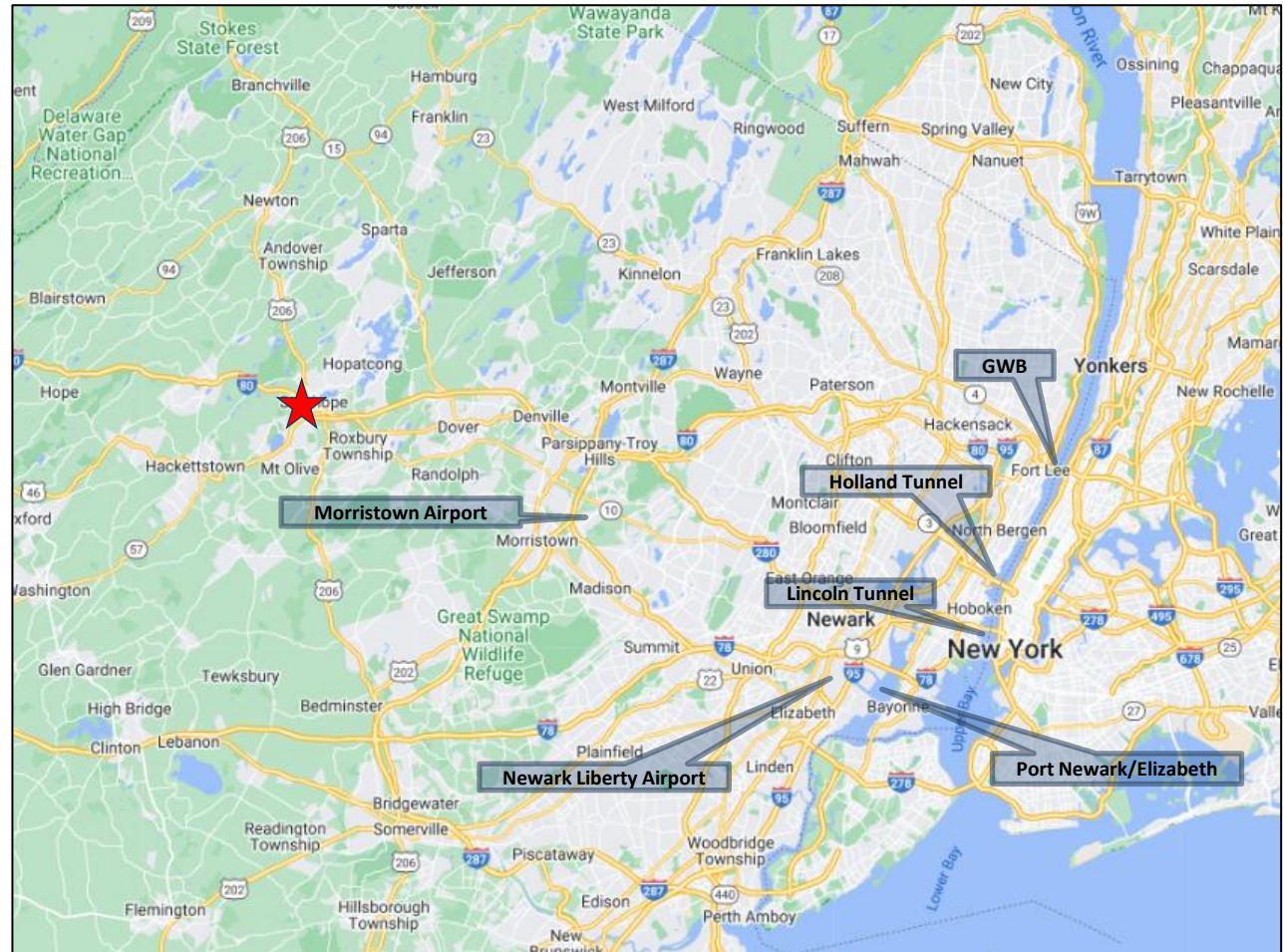


# FOR SALE: +/- 64,515 SF APPROVED DEVELOPMENT

## 217 & 219 WATERLOO VALLEY ROAD, MOUNT OLIVE, NEW JERSEY

### LOCATION

- Excellent highway access
- Corporate park setting
- Walk to commuter rail



For more information and pricing, please contact:

**Jeff Rosenberg**  
Salesperson / Principal  
973.794.6591 Phone  
201.280.6149 Cell  
[jeffr@compropnj.com](mailto:jeffr@compropnj.com)

The information contained herein was obtained from sources believed reliable; however, Commercial Property Agents, LLC makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.