

139 ROUTE 526, ALLENTOWN, NJ

3,900 SF Warehouse & Office For Sale
Plus 0.25 Acres IOS Space Available



Exclusive Broker

Eric Koons, *Vice President*

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FINANCIAL OVERVIEW

Call to Inquire

List Price

RBA: 3,900 SF

- Warehouse: +/-2,400 SF
- Office +/-1,500 SF

Year Built:

- 1972



Unique opportunity to own a flexible-use property in a quiet, rural environment with fast access to I-195, the NJ Turnpike, and Route 130.

Move-in ready and loaded with upgrades, it's ideal for companies seeking a centralized operations hub with storage, access, and style.



Versatile Industrial Office & Warehouse with Outdoor Storage

139 Trenton Lakewood Rd, Allentown, NJ | Commercial Zoning

2,400 SF Warehouse | 1,500 SF Office | .25 Acre + Outdoor Storage

- Positioned in a gorgeous rural setting just minutes from New Jersey's major transportation arteries, this rare owner-user/investor industrial opportunity offers a powerful blend of modern functionality and rustic charm. The property features a two-building portfolio including a 2,400 SF warehouse with 4 drive-ins, a renovated 1,500 SF office, and generous outdoor storage, all on a secured and accessible lot.
- Strategically located this 2 building portfolio is ideal for contractors, fabricators, or fleet-based businesses seeking a well-positioned headquarters with built-in flexibility.

Office Features:

- Multi-zone layout with private offices, bullpen areas, and conference room
- Stylish interior: rustic wood accents with farmhouse sliding barn doors, white walls, and dark flooring
- Bright, welcoming environment with large windows, recessed lighting, and A/C
- Functional elements: kitchenette, storage cabinets, whiteboards, and more
- Perfect mix of collaborative and private workspaces

Warehouse Highlights:

- 2,400 SF clear-span warehouse with 4 drive-in doors and concrete apron
- Ideal for contractors, light industrial, automotive/truck repair, distribution, or fabrication
- Features include:
- Mezzanine storage
- Waste oil heater for cost-efficient heat
- Intake office with ADA compliant private bathroom
- Durable concrete construction with stone façade
- Direct access to front office for seamless operations

Outdoor Storage & Parking:

- Over 0.25 acres of fenced outdoor space
- Room for trailers, vans, box trucks, materials, and fleet parking
- Includes 20' general-purpose dry container (optional)
- Fully Fenced
- Dual driveway potential for easy ingress/egress and truck maneuverability



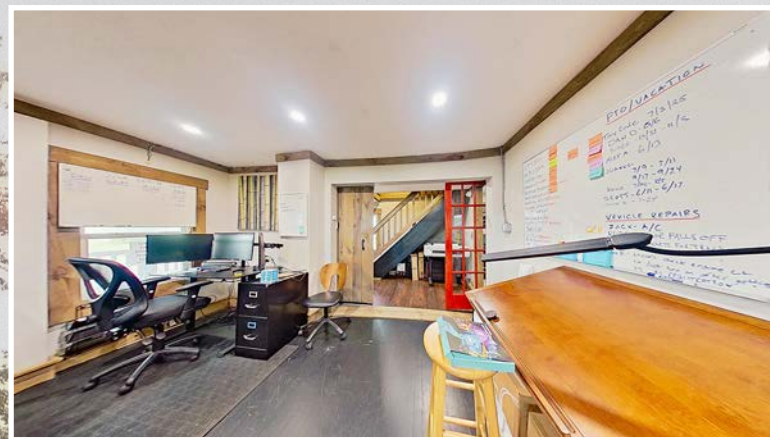
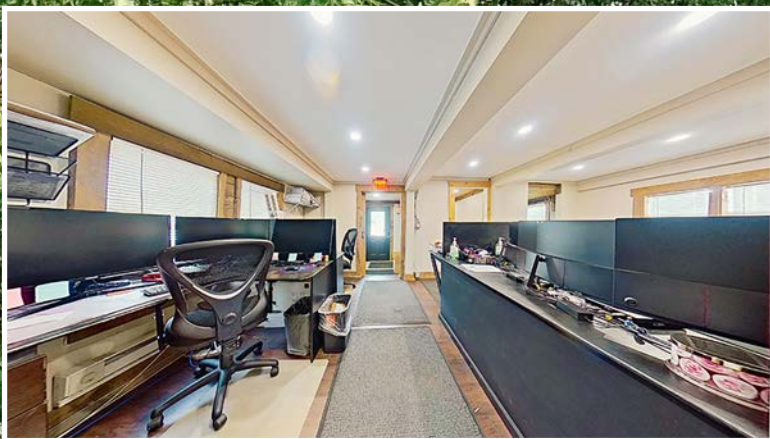
WAREHOUSE



WAREHOUSE



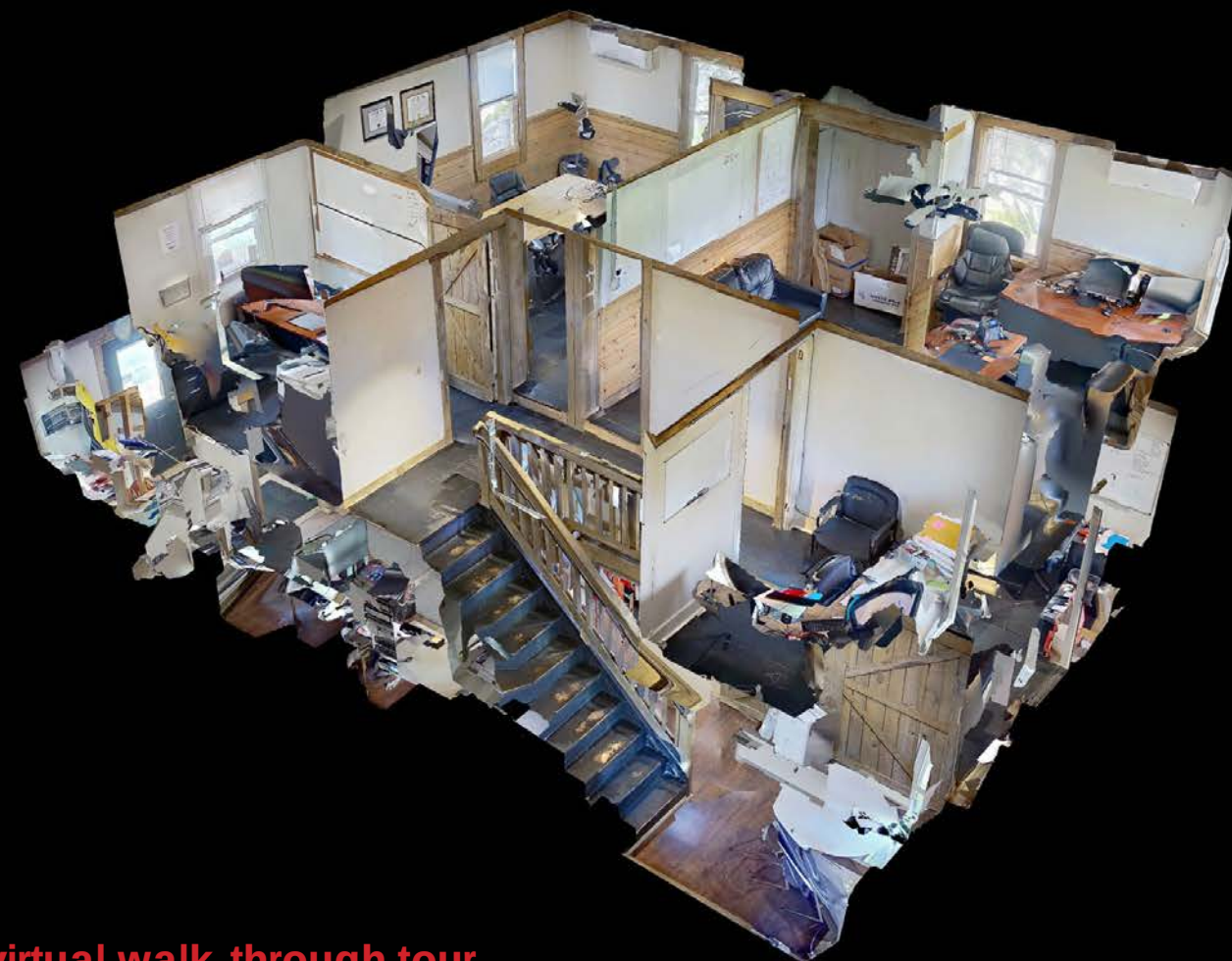
INTERIORS



OFFICE 360

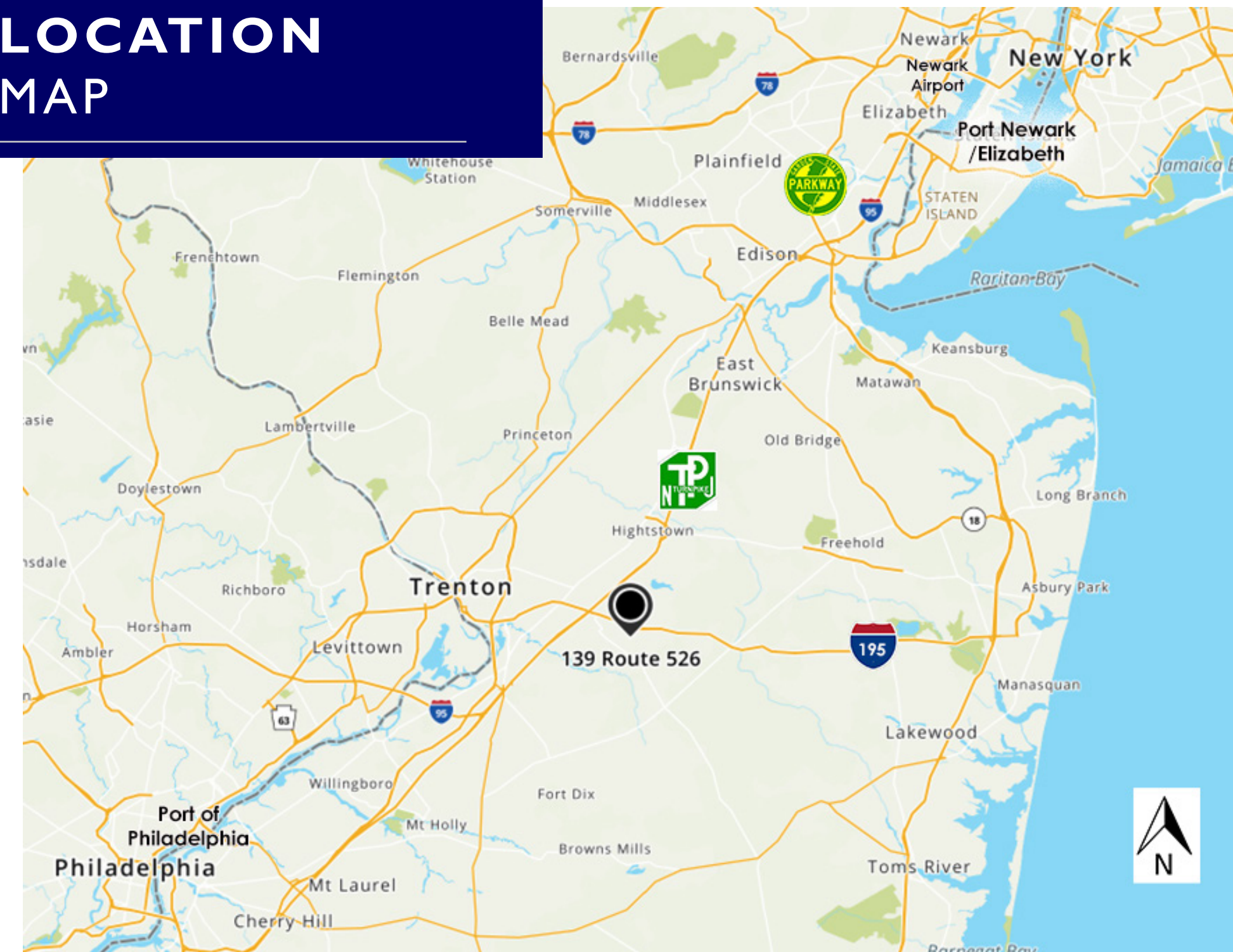


3-D OFFICES RENDERING



View  virtual walk-through tour.

LOCATION MAP



MARKET OVERVIEW

Northern New Jersey Industrial Market

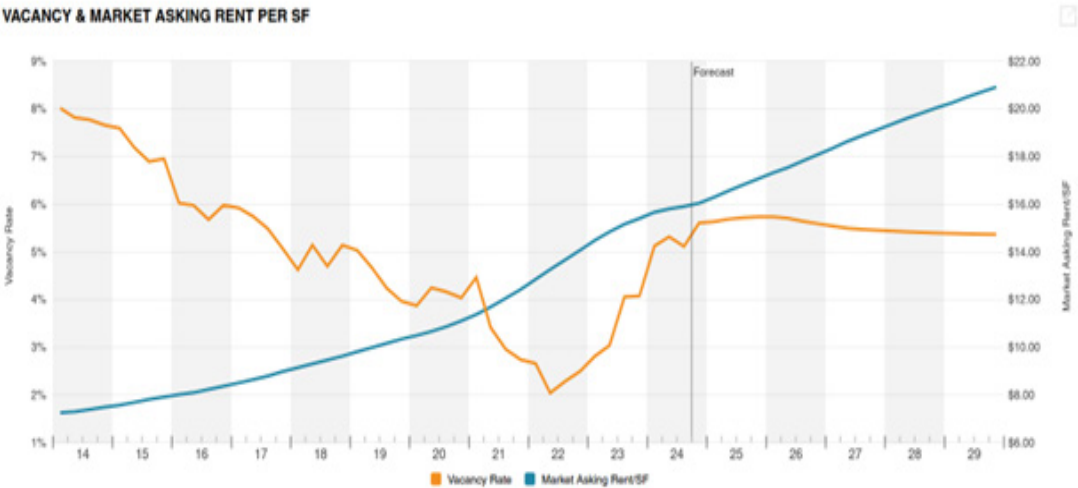
With April underway, industrial owners across Northern New Jersey continue to confront persistent supply-side pressure and subdued space demand, resulting in vacancies approaching mid-2017 levels.

Last year, Northern New Jersey owners navigated the weakest demand environment in over a decade, as net absorption posted the lowest annual reading since 2012. The first three months of 2024 set the tone early, with move-outs outpacing move-ins by roughly 2.1 million SF – the lowest quarterly tally since 2008.

New supply additions, meanwhile, totaled nearly 3.1 million SF last year, a slowdown from the record of 4.2 million SF posted in 2023 but more than double the five-year pre-pandemic average. This dislocation between supply and demand carried over into this year, pushing the average vacancy rate to 5.4%, still well below the national benchmark but a level not seen here since 17Q3.

Annual rent growth continued its steady slowdown to 3.6% in April, marking a sharp deceleration from over 7% last year and leaving the measure far below the 10-year average of 7.9%. Notably, the metro's rent growth has remained above the national average since mid-2016. And while the vacancy rate is expected to plateau at current levels in the near term, new supply additions are likely to again outpace space demand in 2025, pressuring asking rents. Accordingly, the Base Case forecast anticipates that annual rent growth will continue to moderate through the summer before accelerating past 4% by the end of the year.

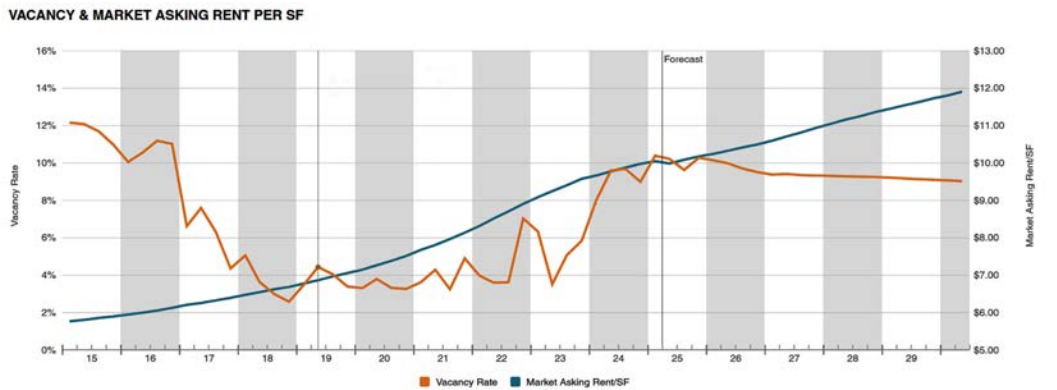
Despite an active pipeline by local pre-pandemic standards, Northern New Jersey space under construction represents just 1.7% of existing inventory. From a national standpoint, that is one of the lowest figures among industrial markets with inventories of at least 200 million SF. Population density and opposition to industrial development in areas like Somerset and Warren counties have kept construction from pulling too far ahead of tenant demand.



Trenton/295 Industrial Submarket

In the Trenton/295 submarket since early 2024, the average vacancy rate has surged nearly 500 basis points to settle at 10.2% in 25Q1. Annual rent growth, meanwhile, is likely to remain under pressure in the near term. The measure slowed to just 2.3% from over 6% early in 2024.

Following last year's supply additions, this submarket has 34.5 million SF of industrial stock, primarily in Trenton, Hamilton, and Ewing. Inventory here has grown by 9% since 2021, largely owing to 1.3 million SF of deliveries in 2022. The average footprint here is about 50,200 SF, roughly 31% bigger than the typical box size in the nearby Northern New Jersey metro.



MAJOR TENANTS



Tenant	City	Space Occupied
FedEx	Newark, NJ	864,186 SF
Peloton	Linden, NJ	840,203 SF
Samsung	Linden, NJ	735,220 SF
Amazon	Newark, NJ	661,741 SF
Anheuser Busch	Newark, NJ	450,000 SF
Amazon	Linden, NJ	386,296 SF
Vanguard Logistics	Linden, NJ	372,159 SF
Benjamin Moore Paints	Newark, NJ	344,000 SF
East Coast Warehouse & Distribution	Elizabeth, NJ	666,410 SF
FedEx	Linden, NJ	290,000 SF
Wayfair	Linden, NJ	247,542 SF
Wakefern Food Corp.	Elizabeth, NJ	224,152 SF
United Cargo	Newark, NJ	223,872 SF
Hello Fresh	Newark, NJ	197,832 SF
ShopRite	Elizabeth, NJ	196,710 SF
The Manischewitz Company	Newark, NJ	185,000 SF
Costco Wholesale	Newark, NJ	182,712 SF
Golden Platter Foods	Newark, NJ	163,476 SF
Walgreens	Linden, NJ	156,040 SF
FedEx	Elizabeth, NJ	152,455 SF
United Airlines	Newark, NJ	150,906 SF
Amazon	Elizabeth, NJ	145,332 SF
Harbor Freight Transport	Newark, NJ	134,582 SF
Seabra Group	Newark, NJ	131,488 SF
Enterprise Car Sales	Linden, NJ	131,056 SF
Linden Warehouse & Distribution Co.	Linden, NJ	128,500 SF
Wakefern Food Corp.	Newark, NJ	127,000 SF





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