

1401 ROUTE 38, WEST

Hainesport, NJ

**4.58 +/- ACRES
FOR SALE**

**FULLY
ENGINEERED
SITE PLAN
8,600 +/- SF
BUILDING**



Contact:

Gerald D. Zimmer

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Main Office:

**Zimmer Commercial
Real Estate, LLC**

20000 Horizon Way

Suite 200

Mt. Laurel, NJ 08054

Licensed Real Estate Broker

Lot Size:

4.58 +/- Acres

Parcel ID:

Block 99; Lot 1

**Building
Size:**

8,600 +/- SF – Two Story Building
• Fully Engineered
• NJ DEP Setbacks Established

Parking:

37 Parking Spaces including 2 Handicap Spaces

Utilities:

PSE&G

Water:

Public

Sewer:

Septic (Potential Sewer - TBD)

Zoning

Office

**Real Estate
Taxes:**

\$6,730.94 per year

Comments:

- 300 Feet of Frontage along Route 38
- Immediate Access to Route 38
- Within 500 +/- Feet of Lighted Intersection/Interchange
- Close Proximity to Several Large Industrial Parks
 - Hainesport Industrial Park
 - Rancocas Business Park
 - Mt. Holly Bypass Industrial Center
 - Lumberton/Hainesport Industrial Center



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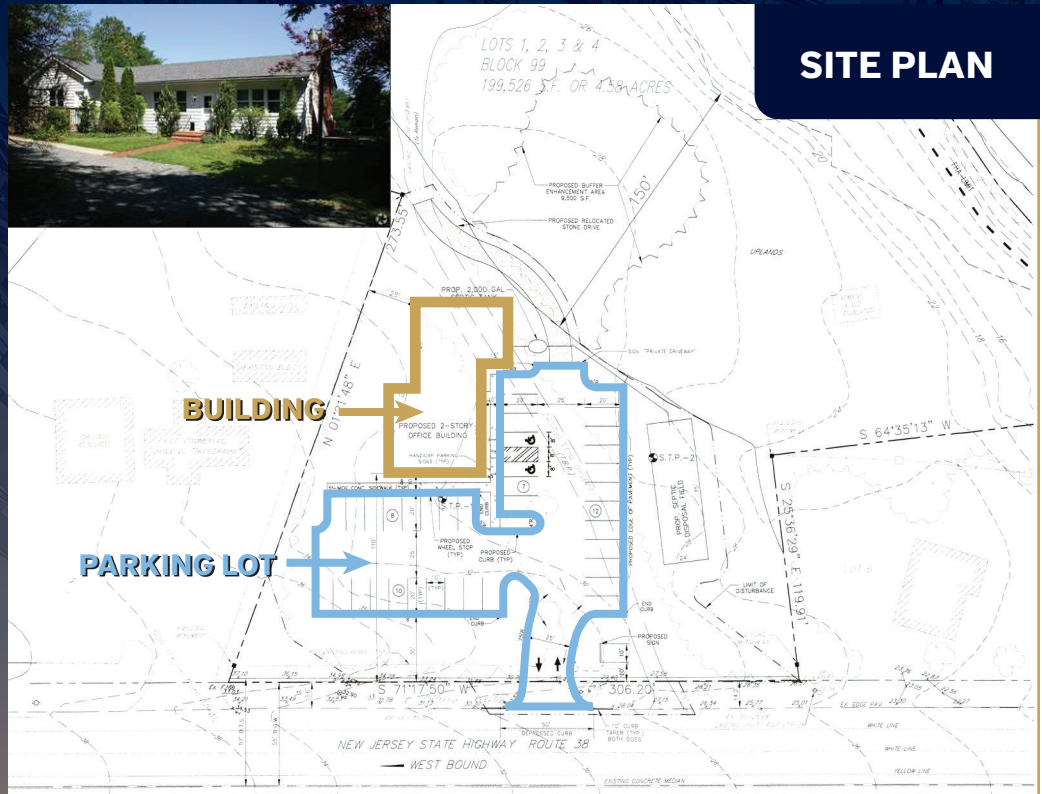
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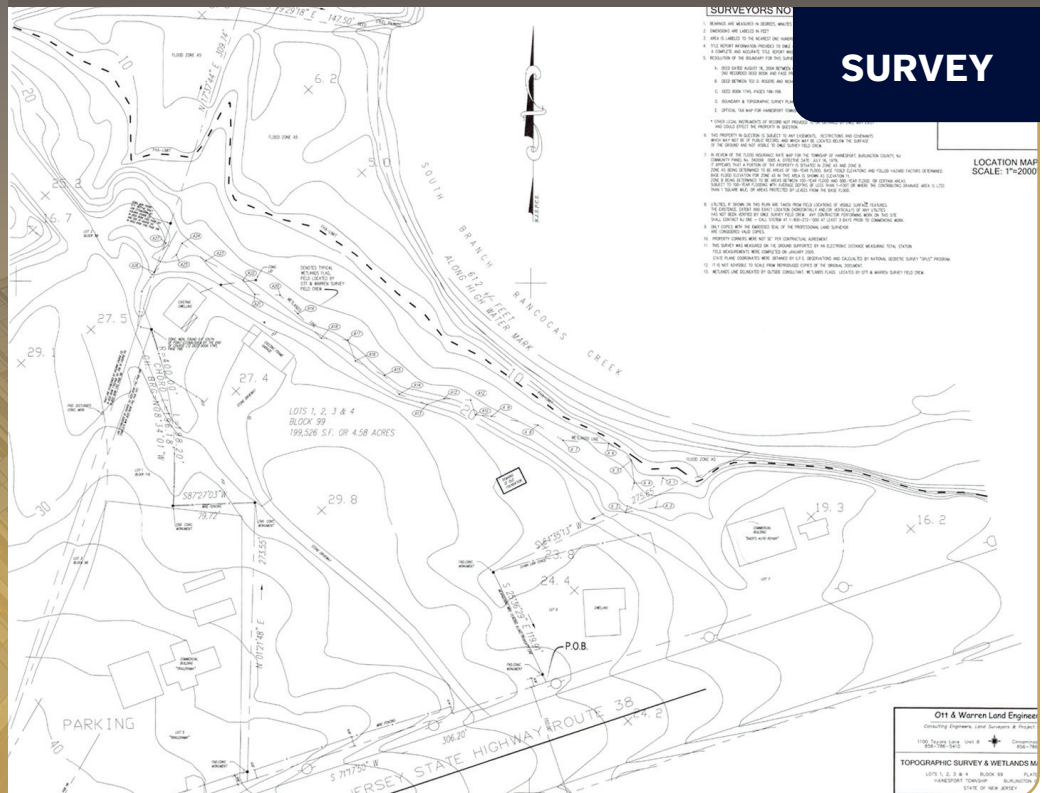
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SITE PLAN



SURVEY



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