

PREMIER FLEX/INDUSTRIAL BUILDING & LAND FOR SALE



**1636 BRIDGEBORO ROAD
EDGEWATER PARK, NJ**

Ryan Barikian
Vice President
856.383.5355
ryan.barikian@wolfcre.com



The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof.
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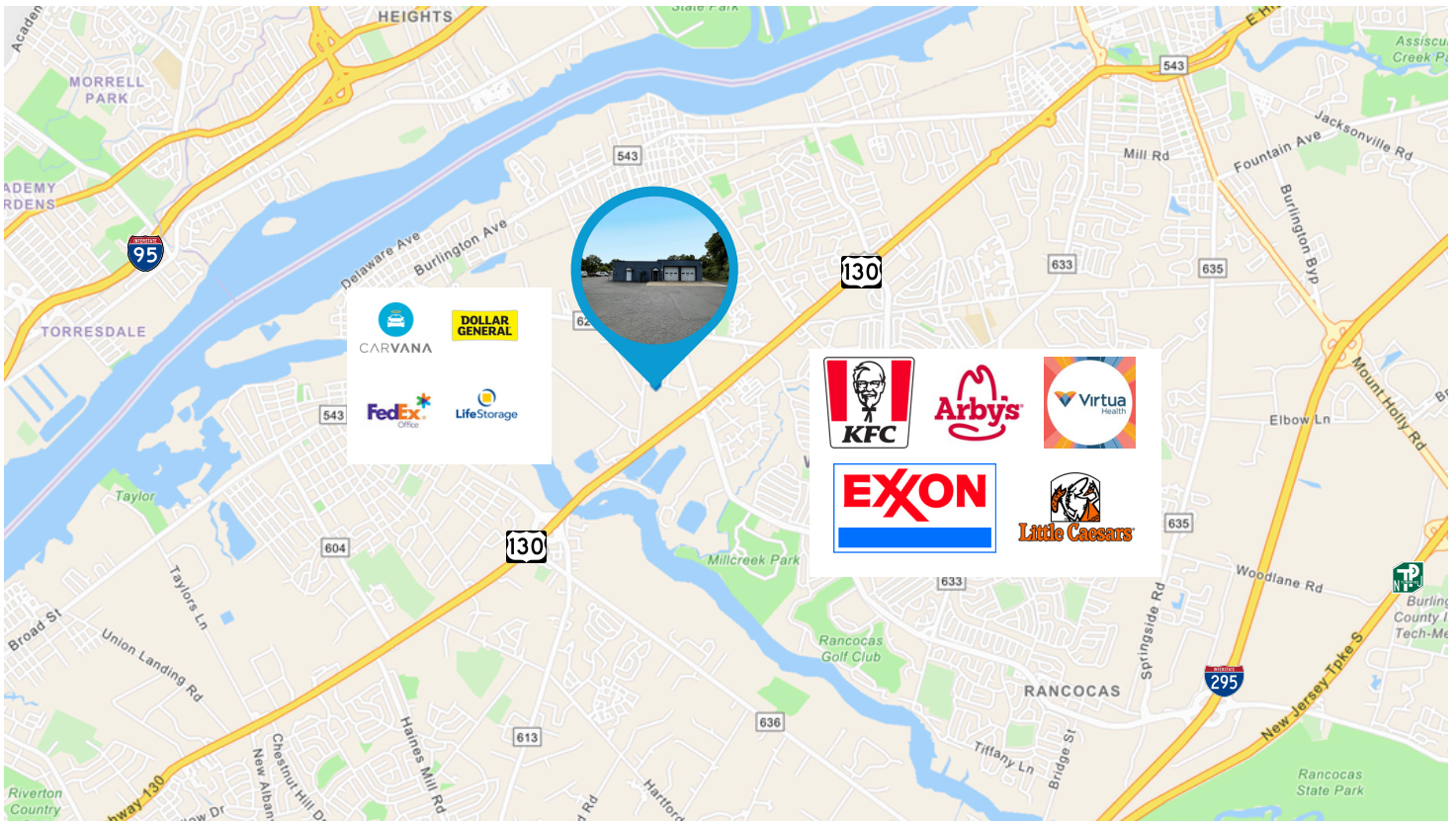
PROPERTY DESCRIPTION

- Location:** 1636 Bridgeboro Road
Edgewater Park, NJ 08010
- Size/SF:** +/- 4,000 SF on 4 acres
- Clear Height:** 14'
- Sale Price:** \$1,700,000.00
- Drive-ins:** 8 drive in doors
- 2 drive in doors at 10' high and 12' wide
 - 6 drive in doors at 8' x 8'

PROPERTY AREA/HIGHLIGHTS

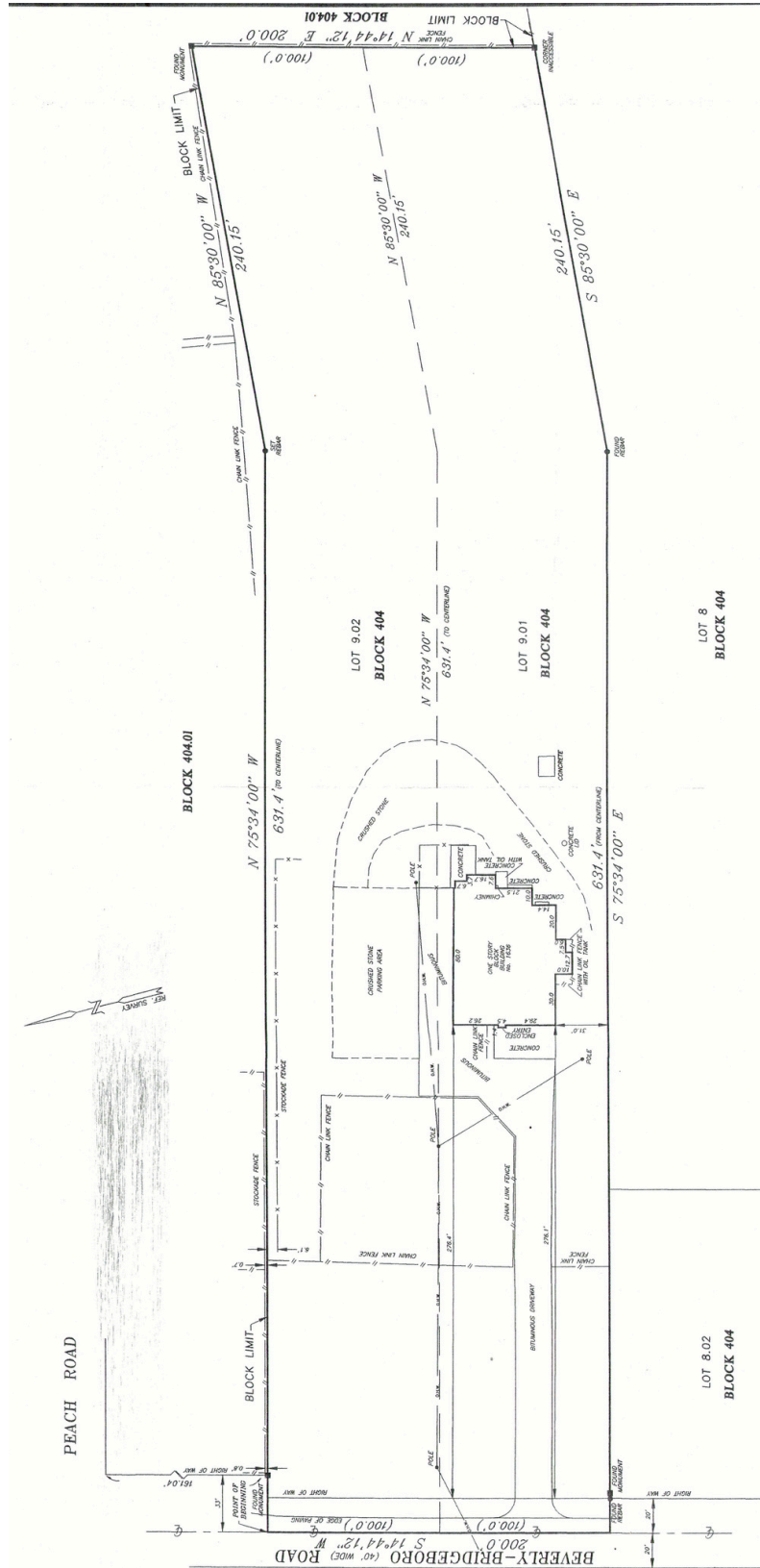
- Ideal for car/truck repair, light industrial users, contractor, industrial outdoor storage
- Zoned C-LI-1 (Commercial-Light Industrial District)
- Office/Front Desk/Kitchenette included (+/- 1,500 SF)
- Solar panel array in yard included in sale
- Septic/city water
- Ample industrial storage in the rear yard
- Less than 1/2 mile from heavily traveled Route 130
- Close proximity to NJ Turnpike, PA Turnpike, all bridges connecting NJ-PA

MAP



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SURVEY



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ADDITIONAL PHOTOS



FRONT ENTRANCE



SINGLE SOLAR PANEL



BACK OF BUILDING WITH 2 BAYS



SIDE VIEW WITH 4 BAYS

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