

# For Sale

450 Bridgeton Pike  
Mantua, NJ

+/- 18,000 SF on 4.29 acres



JLL

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# The Building

JLL is pleased to bring 450 Bridgeton Pike to market for sale. This single-story office building is currently utilized as an operations center for a financial institution. It has two separate 230 Kw diesel generators. One backs up the HVAC and the other backs up power to the desktops. They are connected to an automatic transfer switch. The property has a data center with a depressed slab so that the raised floor is level with the building. The property also has a warehouse area with a rollup door. The breakroom and restrooms were recently renovated. The building is maintained and in excellent condition.





## The Space

Office | Operations Center

+/- 18,000 SF

Zoned CC – Community Commercial

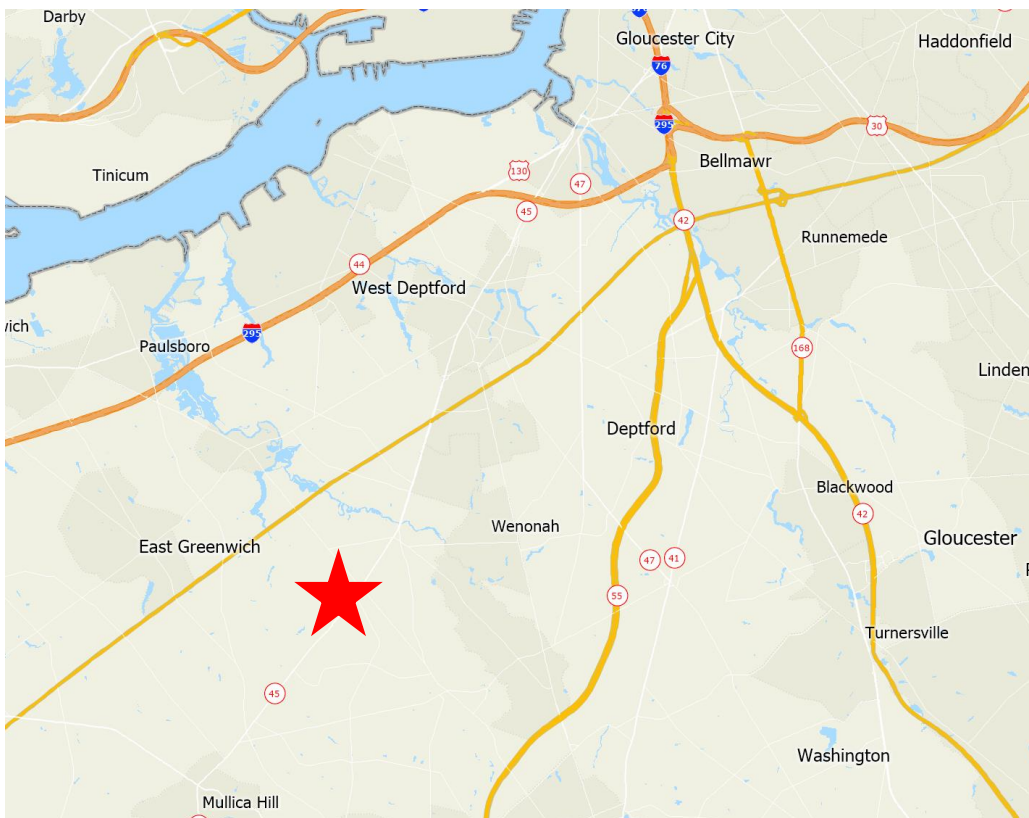
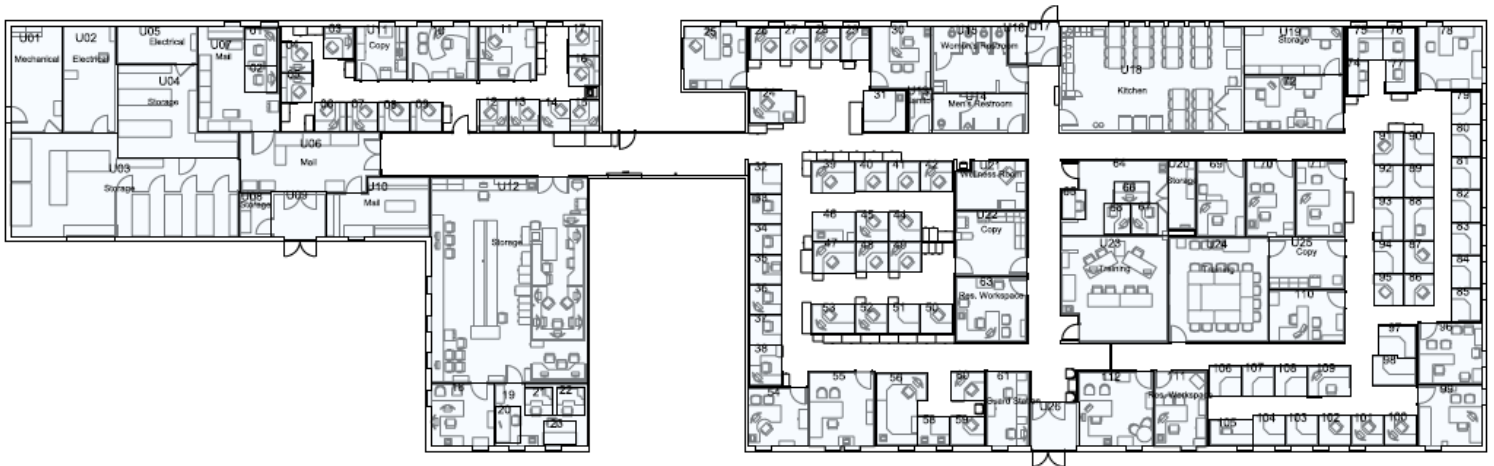
Parking ratio > than 6/1000

Data center with Liebert unit

Warehouse area

2 separate 230 Kw back-up diesel generators

# Floorplan



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