

SALE – 5500+ SF IND./MFG BLDG

185-187 Oakland Street

City of Trenton, Mercer County, NJ 08618

Block 5704 Lots 4. 4.01, 4.02

5500+ SF Single-Story Cinder Block Industrial/ Manufacturing Building

- Small office area
- Drive-in Door
- 16' – 18' ceilings
- Industrial overhead crane
- Lot Size: 1.65+ acres
- Zoned: IA (Industrial A)
- Utilities: Public water & sewer, PSE&G gas & electric
- Easy access to US Rt. 1, Rt. 29, I-295, Trenton-Mercer Airport



Joseph R.

RIDOLFI

& Associates, L.L.C.

Commercial Real Estate



Offered exclusively by:
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FOR SALE

Industrial/Manufacturing Building 185-187 Oakland Street Trenton, Mercer County, NJ 08618

Location: 185-187 Oakland Street, City of Trenton, Mercer County, New Jersey 08618
(Block 5704, Lots 4, 4.01 and 4.02)

Description: 5500 $\pm$ SF single-story cinder block industrial/manufacturing building

- Small office area
- Drive-in door
- 16' – 18' ceilings
- Industrial overhead crane

Lot Size: 1.65 $\pm$ acres

Taxes: \$8,611.17 (2025)

Zoning: (IA) Industrial A

Sale Price: \$1,200,000
Subject to owner leaseback of industrial building for his use from April 2026 – March 2028. Lease rate \$2500/month plus owner paying property taxes, insurance, heat, electric, water, sewer and lawn maintenance.



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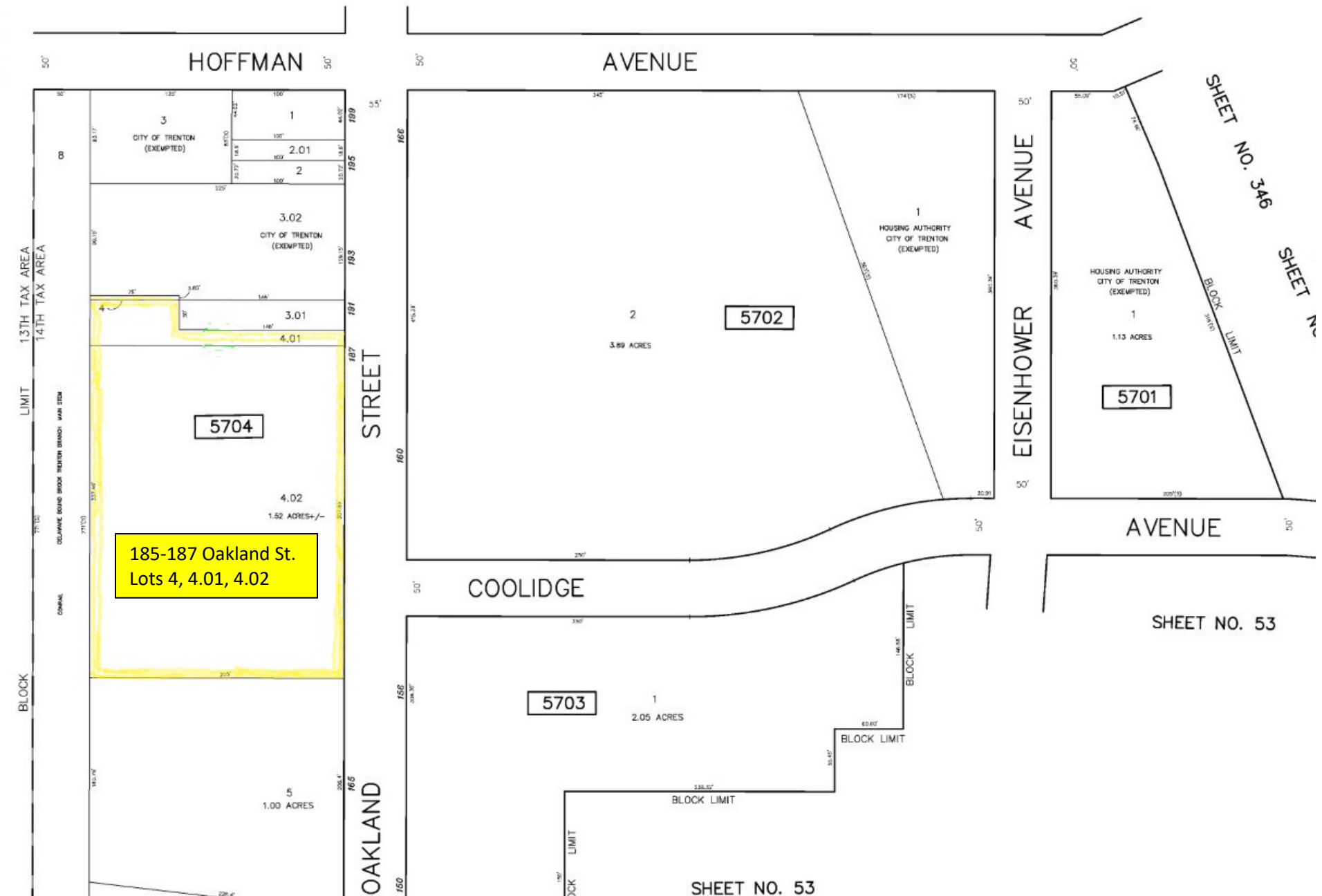
185-187 Oakland Street, Trenton, New Jersey 08618
Exterior Photos



185-187 Oakland Street, Trenton, New Jersey 08618
Interior Photos



185-187 Oakland Street, Trenton, New Jersey 08618
Tax Map



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