

SALE / LEASE

230 U.S. 206 "UNITED RENT-ALL"

230 U.S. 206 Hillsborough Township, NJ 08844



SALE PRICE

\$3,900,000

SQUARE FOOTAGE

19,644 SF

LEASE RATE

\$15.00 SF/yr

USE: RETAIL, WAREHOUSE, SHOWROOM, OFFICE

Kenneth Worden

O: (908) 431-6136 | C: (908) 295-6664

Robert Blue

O: (732) 703-0627

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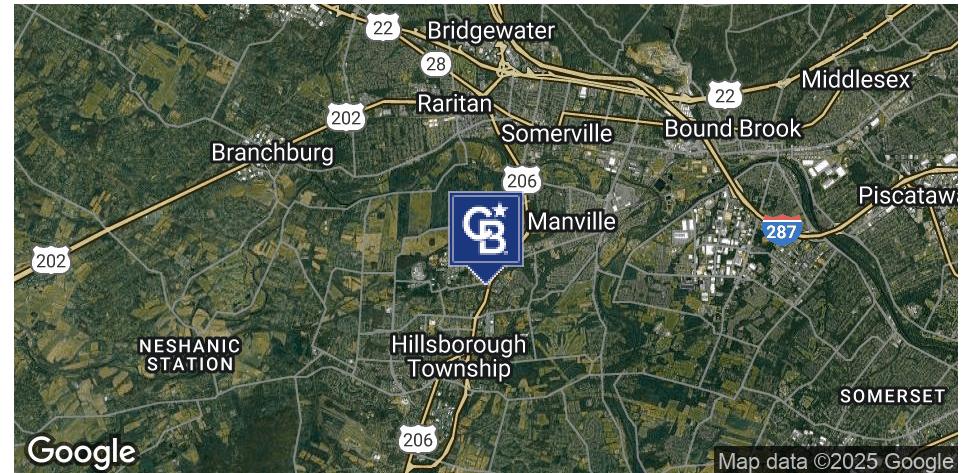
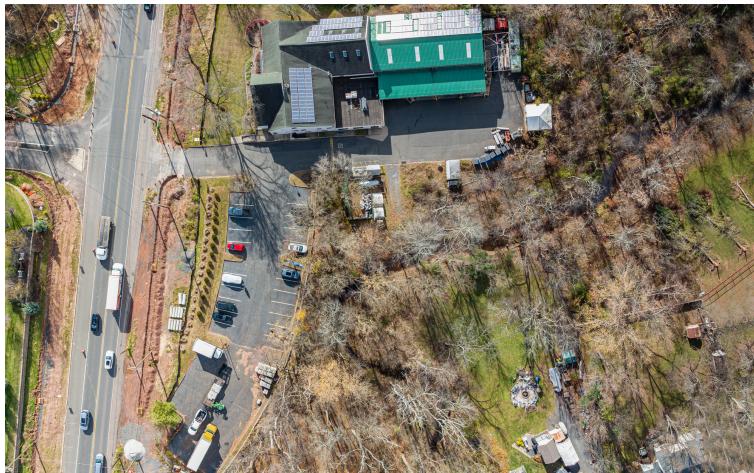


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REALTY**

SALE / LEASE

230 U.S. 206 "UNITED RENT-ALL"

230 U.S. 206 Hillsborough Township, NJ 08844



OFFERING SUMMARY

Sale Price:	\$3,900,000
Lease Rate:	\$15.00 SF/yr (NNN)
Building Size:	19,644 SF
Available SF:	19,644 SF
Lot Size:	2.785 Acres
Number of Units:	1
Price / SF:	\$198.53
Year Built:	1986
Renovated:	2000

PROPERTY OVERVIEW

Situated across three levels, this owner-occupied property spans a total of 19,644 square feet, offering versatile usage options including storage and showroom spaces. The ground floor encompasses 11,356 square feet, providing ample room for operational activities and warehouse use, while the first floor offers an additional 6,468 square feet of adaptable space for retail and showroom use. The mezzanine floor provides 1,820 square feet of additional space for office use. With a total building area of 19,644 square feet, this well-appointed property presents a prime opportunity for businesses seeking a dynamic and customizable environment to support their operational needs.

PROPERTY HIGHLIGHTS

- 19,644 square feet of space; Leasing at \$15/SF
- Located on Route 206 in Hillsborough Township, NJ; Built in 1986, renovated in 2000; Zoned as C1; Commercial; Modern amenities; Versatile for diverse business needs

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230 U.S. 206 Hillsborough Township, NJ 08844

Building Name	230 U.S. 206 "United Rent-All"
Property Type	Retail/Showroom/Office/Warehouse
APN	10-00152-06-00030-000
Building Size	19,644 SF
Lot Size	2.785 Acres
Building Class	B
Year Built	1986
Year Last Renovated	2000
Number of Floors	3
Average Floor Size	6,548 SF

Prime three-level property totaling 19,644 sq. ft., featuring an expansive 11,356 sq. ft. ground floor, a 6,468 sq. ft. showroom, and a 1,820 sq. ft. mezzanine. Flexible layout ideal for storage, office, showroom, or retail—perfect for businesses seeking visibility and versatility. Three drive-in doors for trucks and one loading dock.



- 19,644 SF building size
- 1 unit
- Built in 1986, renovated in 2000
- Zoned C1: Commercial; Sprinklered System
- Located in Northern New Jersey
- Ideal for owner-user
- 6 miles to Somerville, Route 287, and Route 22
- 15 Miles to Princeton; 1 hour and 15 minutes from New York and Philadelphia
- Building Condition: Excellent

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RETAIL/SHOWROOM: 6,468 SF

230 U.S. 206 Hillsborough Township, NJ 08844



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WAREHOUSE: 11,356 SF
230 U.S. 206 Hillsborough Township, NJ 08844



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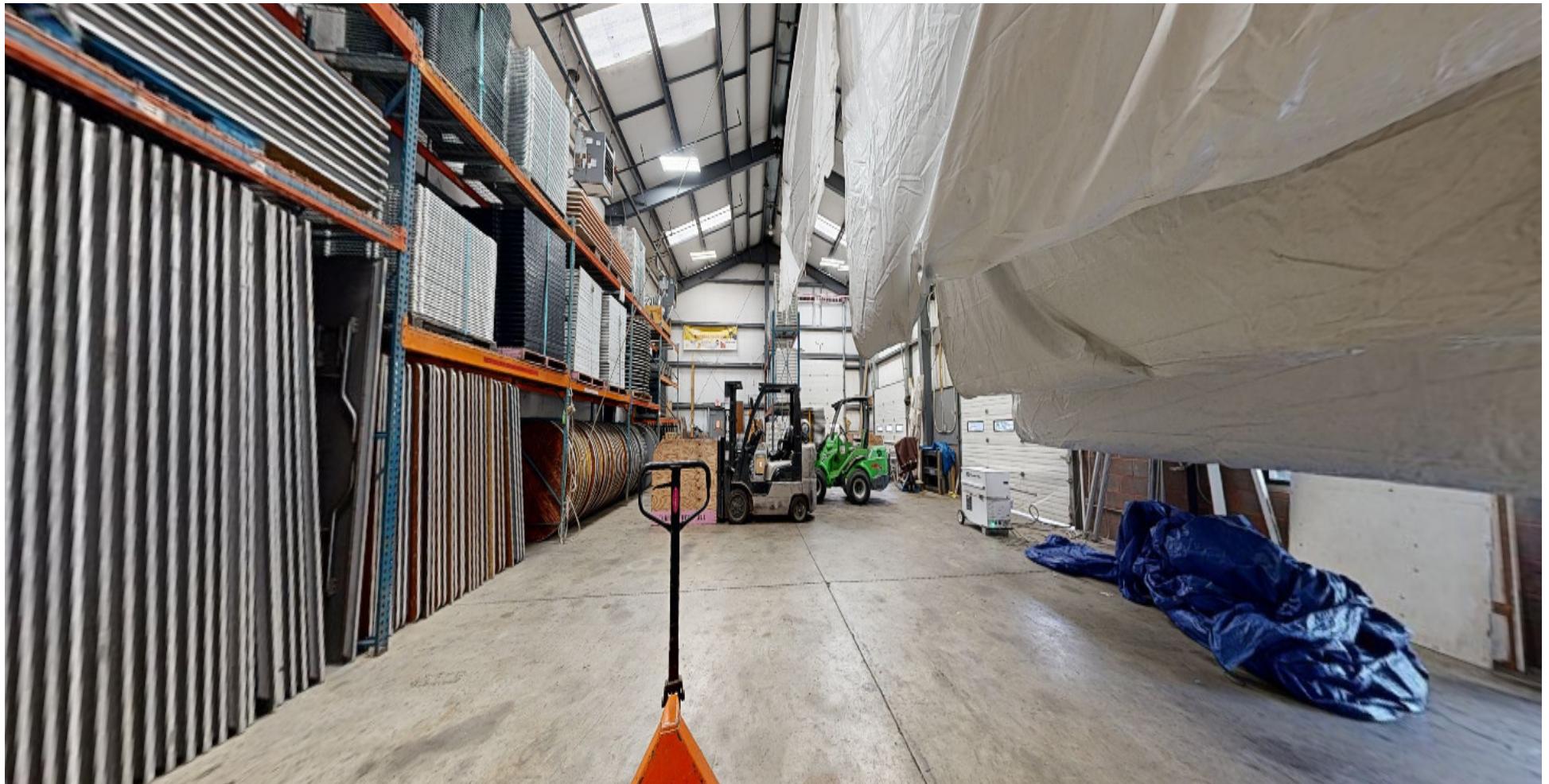


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WAREHOUSE

230 U.S. 206 Hillsborough Township, NJ 08844



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WAREHOUSE EXTENDED
230 U.S. 206 Hillsborough Township, NJ 08844



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OFFICE: 1,820 SF
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WAREHOUSE/OUTSIDE COVERED STORAGE

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SALE / LEASE

DEMOGRAPHICS

230 U.S. 206 Hillsborough Township, NJ 08844

POPULATION

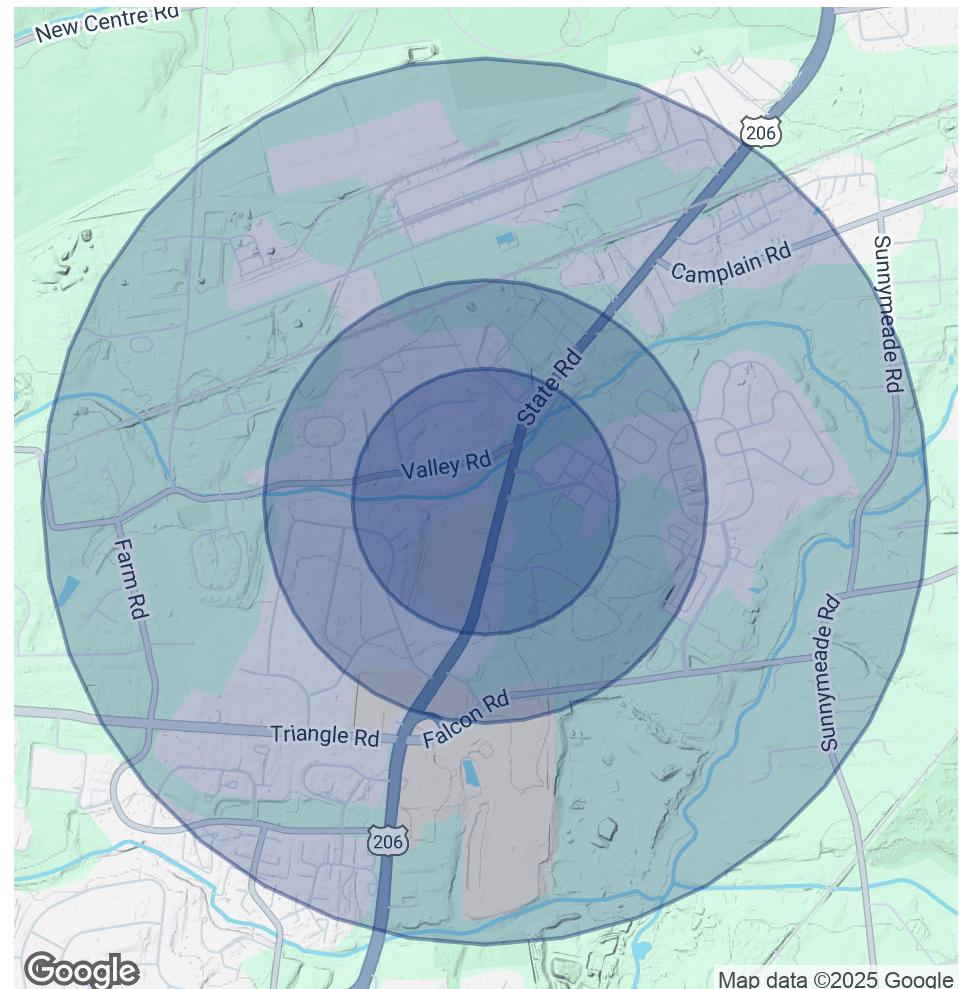
	0.3 MILES	0.5 MILES	1 MILE
Total Population	798	2,111	5,939
Average Age	43	43	42
Average Age (Male)	41	41	40
Average Age (Female)	45	45	44

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	315	825	2,301
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$139,835	\$137,931	\$138,722
Average House Value	\$614,884	\$600,074	\$557,564

TRAFFIC COUNT: 24,039 DAILY VISITORS (PER 2020 CENSUS)

Demographics data derived from AlphaMap



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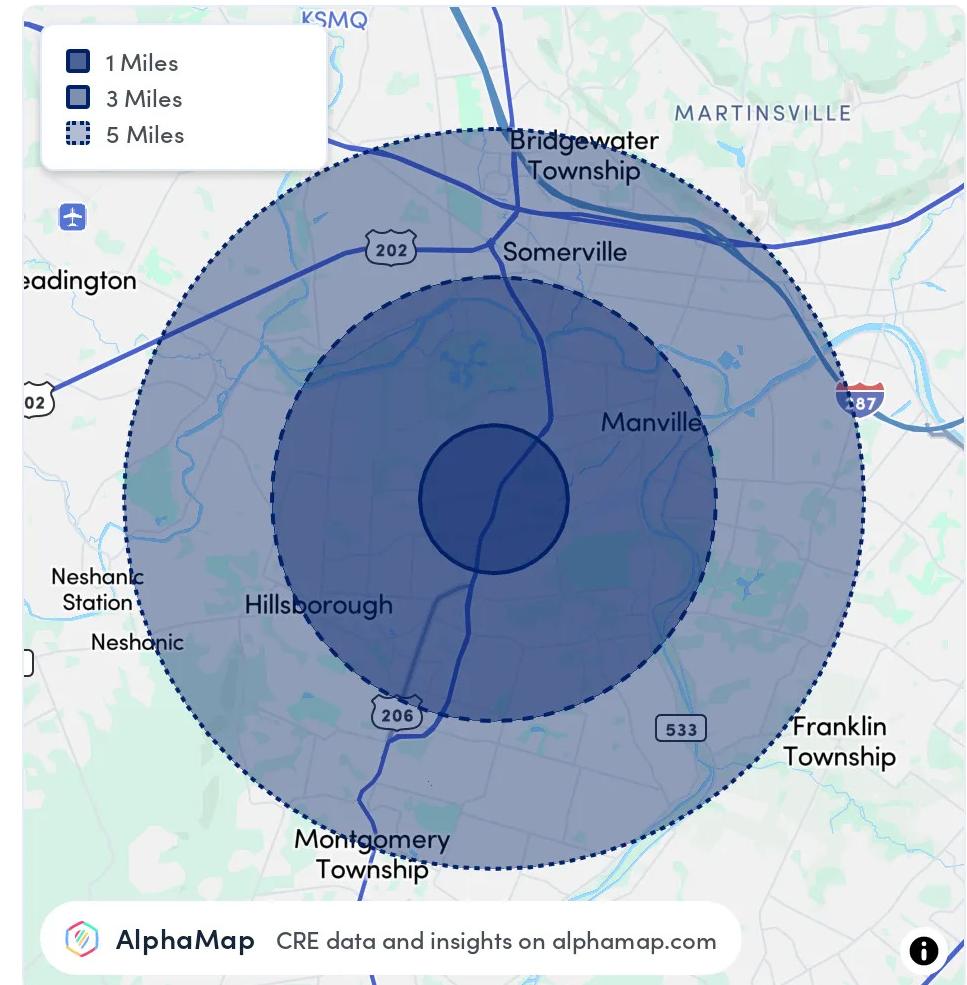
DEMOGRAPHICS

230 U.S. 206 Hillsborough Township, NJ 08844

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,939	49,563	117,853
Average Age	42	42	42
Average Age (Male)	40	41	41
Average Age (Female)	44	43	43

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,301	19,132	43,848
Persons per HH	2.6	2.6	2.7
Average HH Income	\$138,722	\$161,445	\$184,230
Average House Value	\$557,564	\$491,198	\$554,322
Per Capita Income	\$53,354	\$62,094	\$68,233

Map and demographics data derived from AlphaMap



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LEASE AVAILABILITY

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	60 months
Total Space:	19,644 SF	Lease Rate:	\$15.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
For Lease	Available	11,356 SF	NNN	\$15.00 SF/yr	Use: Storage, Showroom, Warehouse, Office. Average \$15/SF.
For Lease	Available	6,468 SF	NNN	\$15.00 SF/yr	Use: Storage, Showroom, Warehouse, Office. Average \$15/SF.
For Lease	Available	1,820 SF	NNN	\$15.00 SF/yr	Use: Storage, Showroom, Warehouse, Office. Average \$15/SF.

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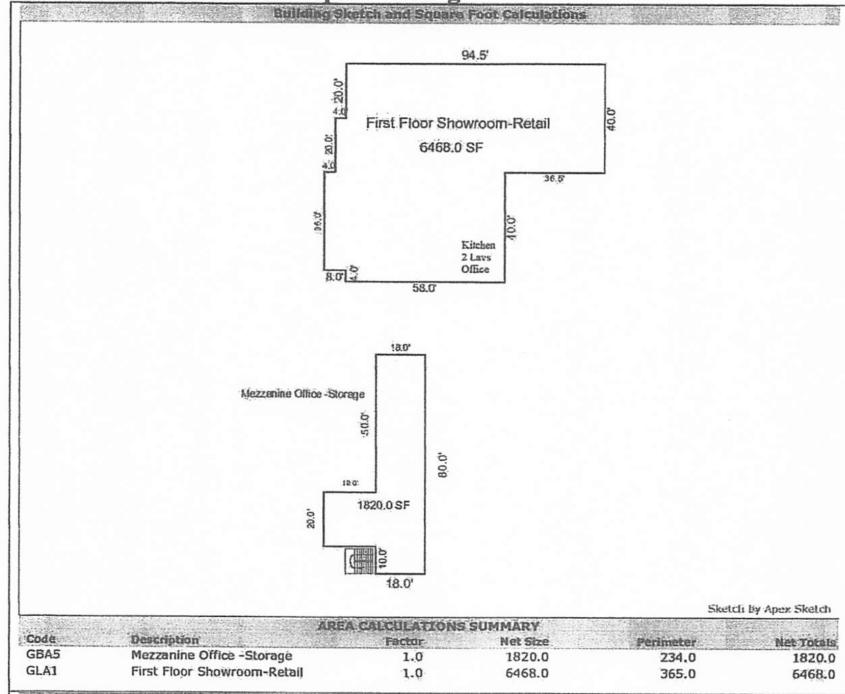
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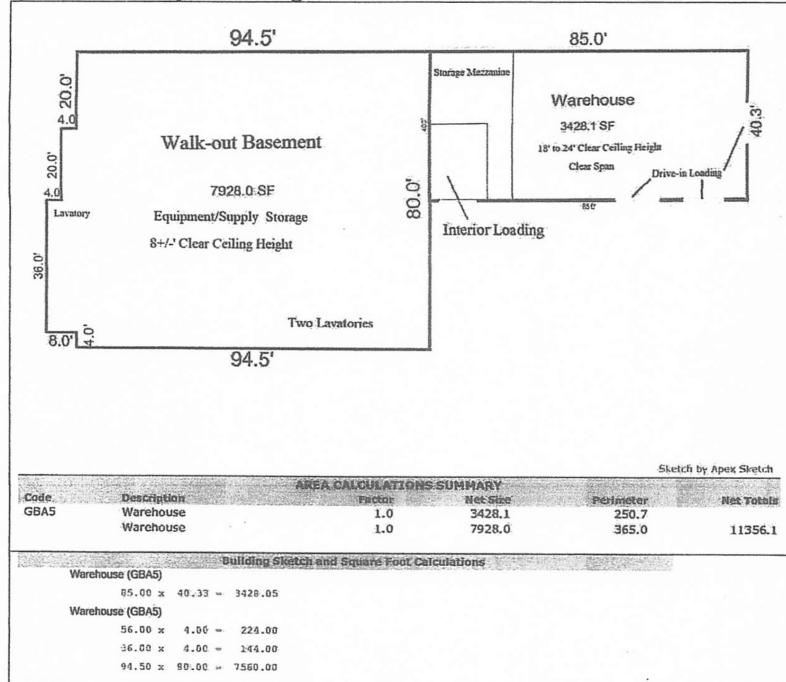
FLOOR PLANS

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First Floor and Mezzanine Square Footage:



Ground Level Square Footage:



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RETAIL MAP

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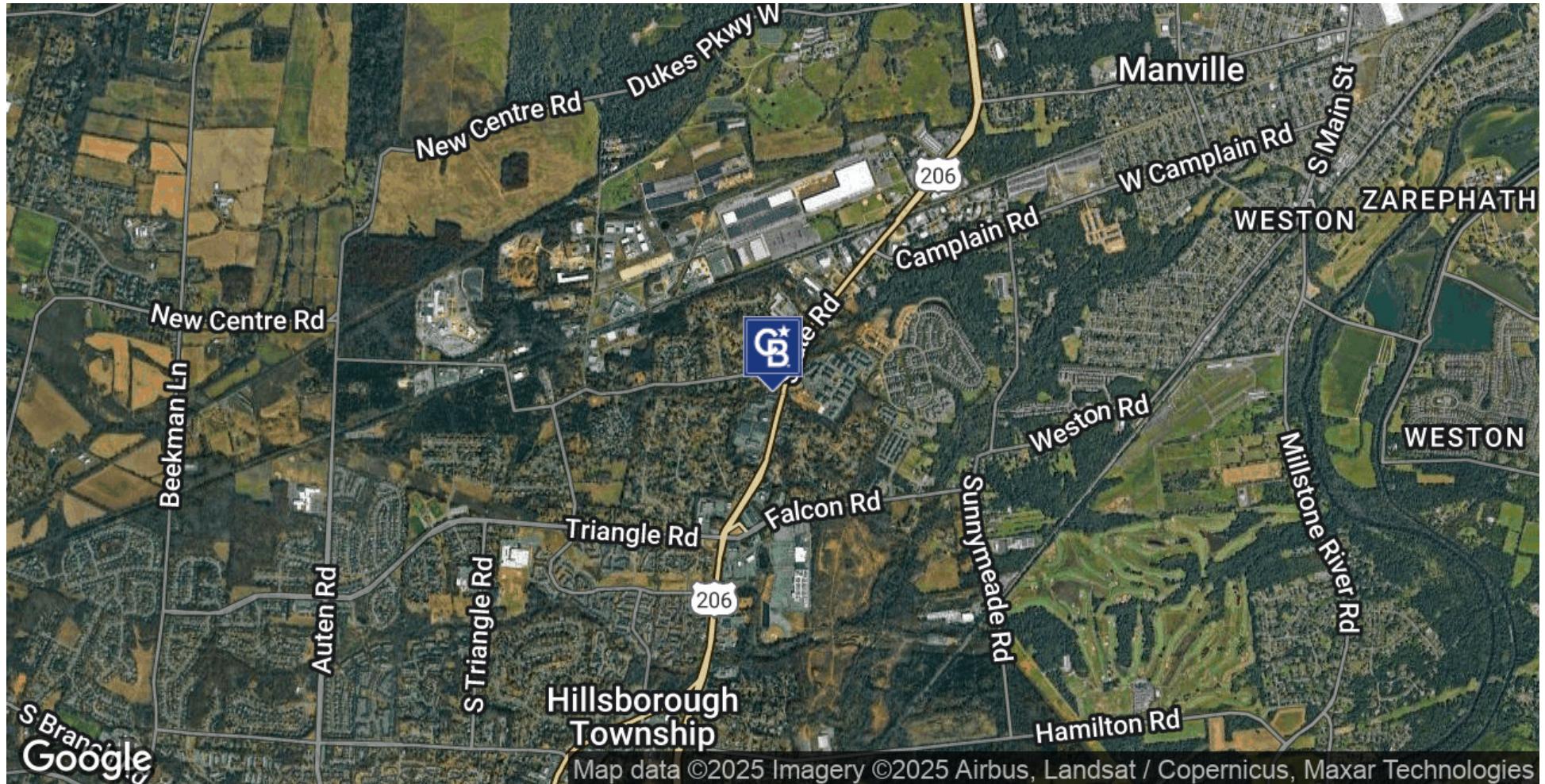


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LOCAL MAP

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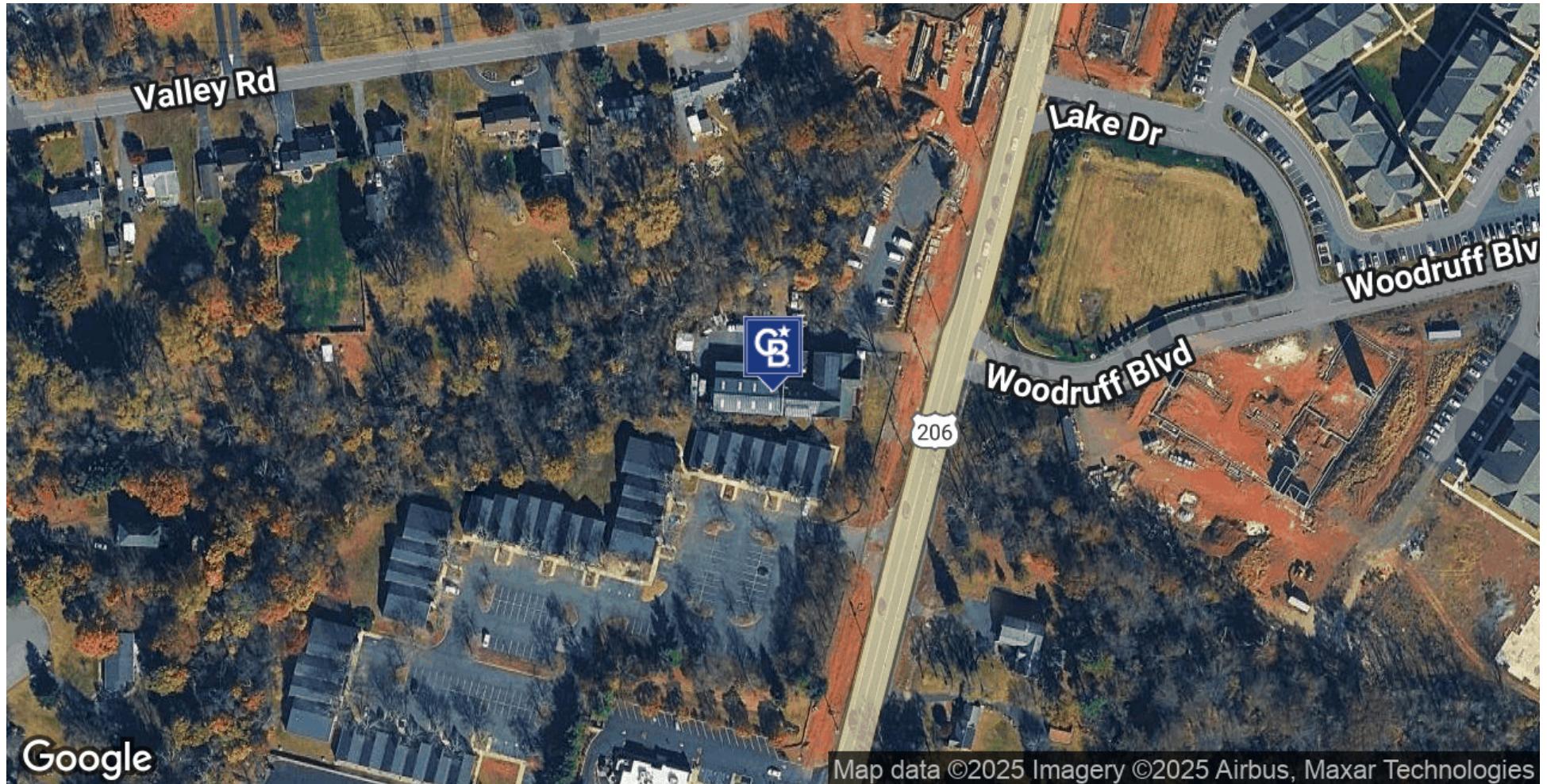
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PROPERTY AERIAL

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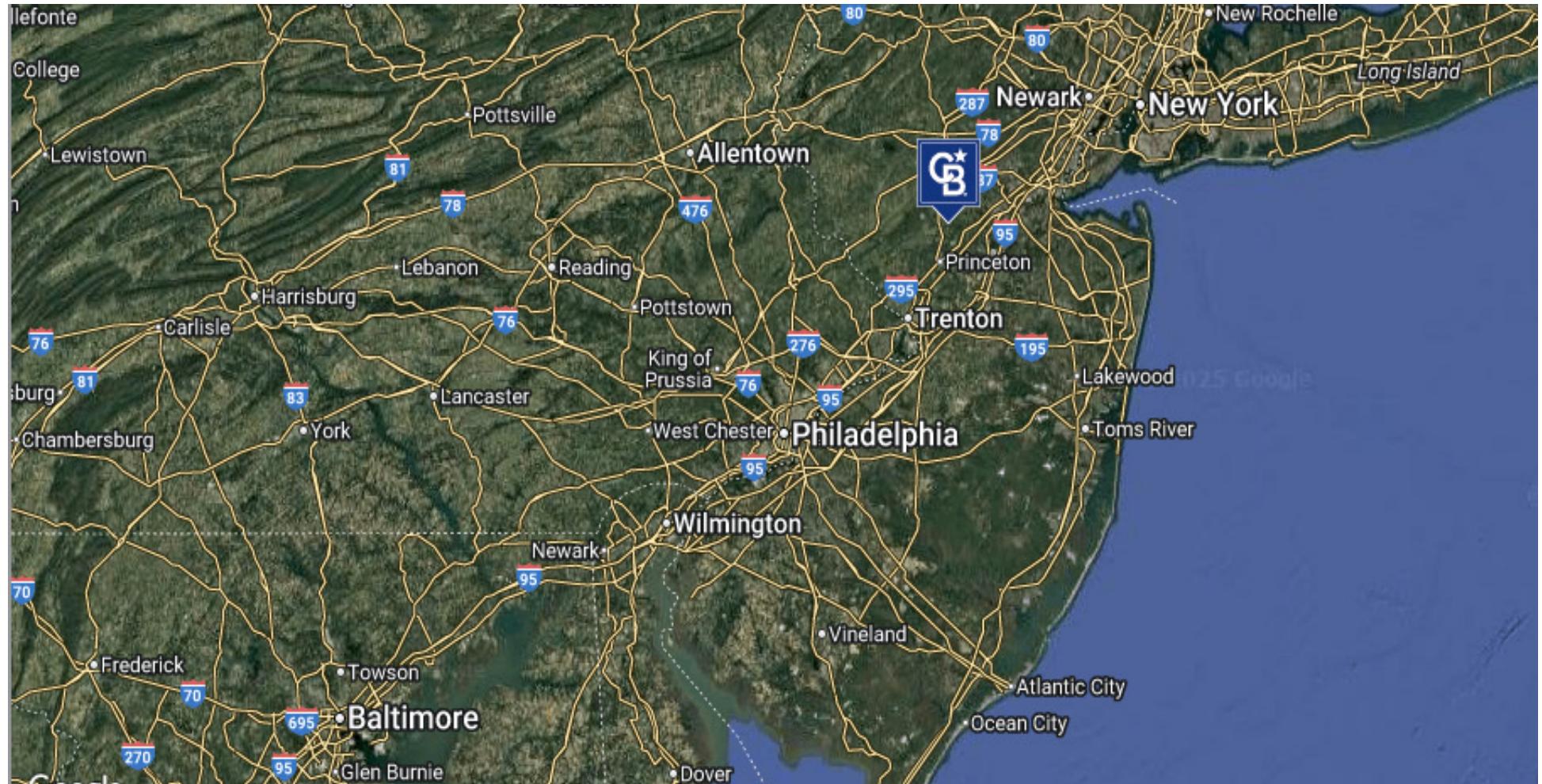
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REGIONAL MAP

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