

DAUNNO  
COMMERCIAL

1651 SICKLERVILLE RD  
SICKLERVILLE, NEW JERSEY

AVAILABLE  
FOR SALE

WWW.DAUNNOCOMMERCIAL.COM  
206 Westfield Ave | Clark, NJ 07066

# FOR SALE

## STORAGE UNITS & WAREHOUSE

# 1651 SICKLERVILLE RD

## SICKLERVILLE, NEW JERSEY

Unique opportunity to purchase storage facility and business comprised of 110 fully rented storage units and 14,000 sq ft office / warehouse which is also fully rented. Storage units currently rented 30-40 % below market and present great value add opportunity. Property is 2.63 acres. Seller does not control billboard or cell tower on rear of property.



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For More Information Please Contact

**Rudy Daunno III**

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t. 732.396.3995 | f. 732.396.0910 | c. 732.910.3043

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### SPECIFICATIONS

**GBA** 25,706 SF

**AC Lot** 2.63

**Land SF** 114,563 SF

**Built** 1984

**Building Type** 3 Star Self Storage

**Location** Suburban

**Stories** 1

**Building Height** 18'

**Bldg FAR** 0.18

**Zoning** Retail

**Parking Ratio** 1.19/1,000 SF

**Parking Spaces** 24

**11,705 sf of existing self storage  
and about 14,000 sf of warehouse  
& office 2.63 acres with high traffic**



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