

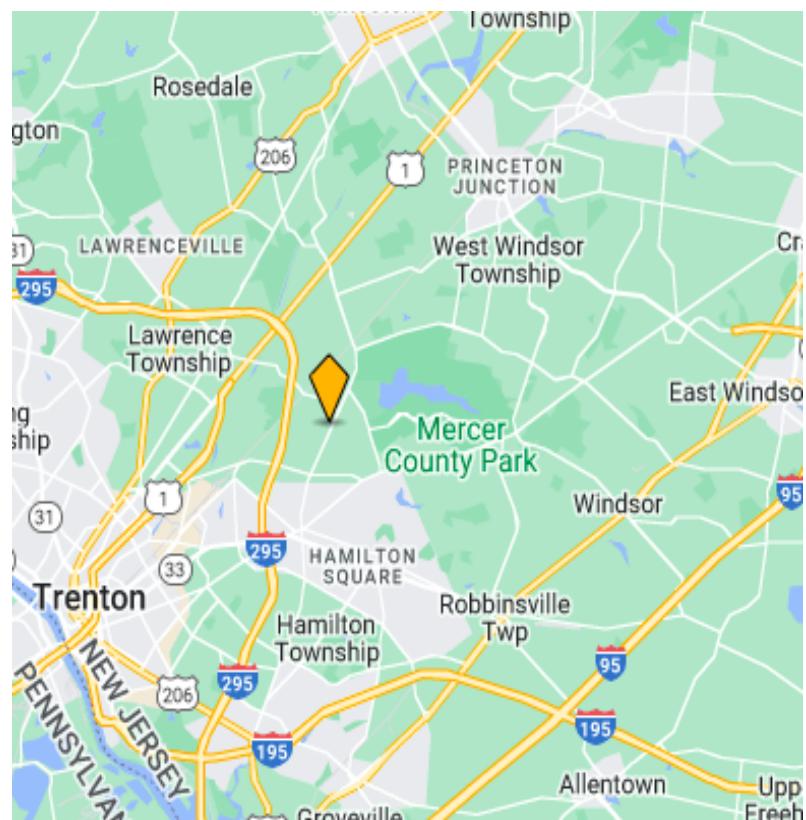


## 3620 Quakerbridge Road

Hamilton, NJ

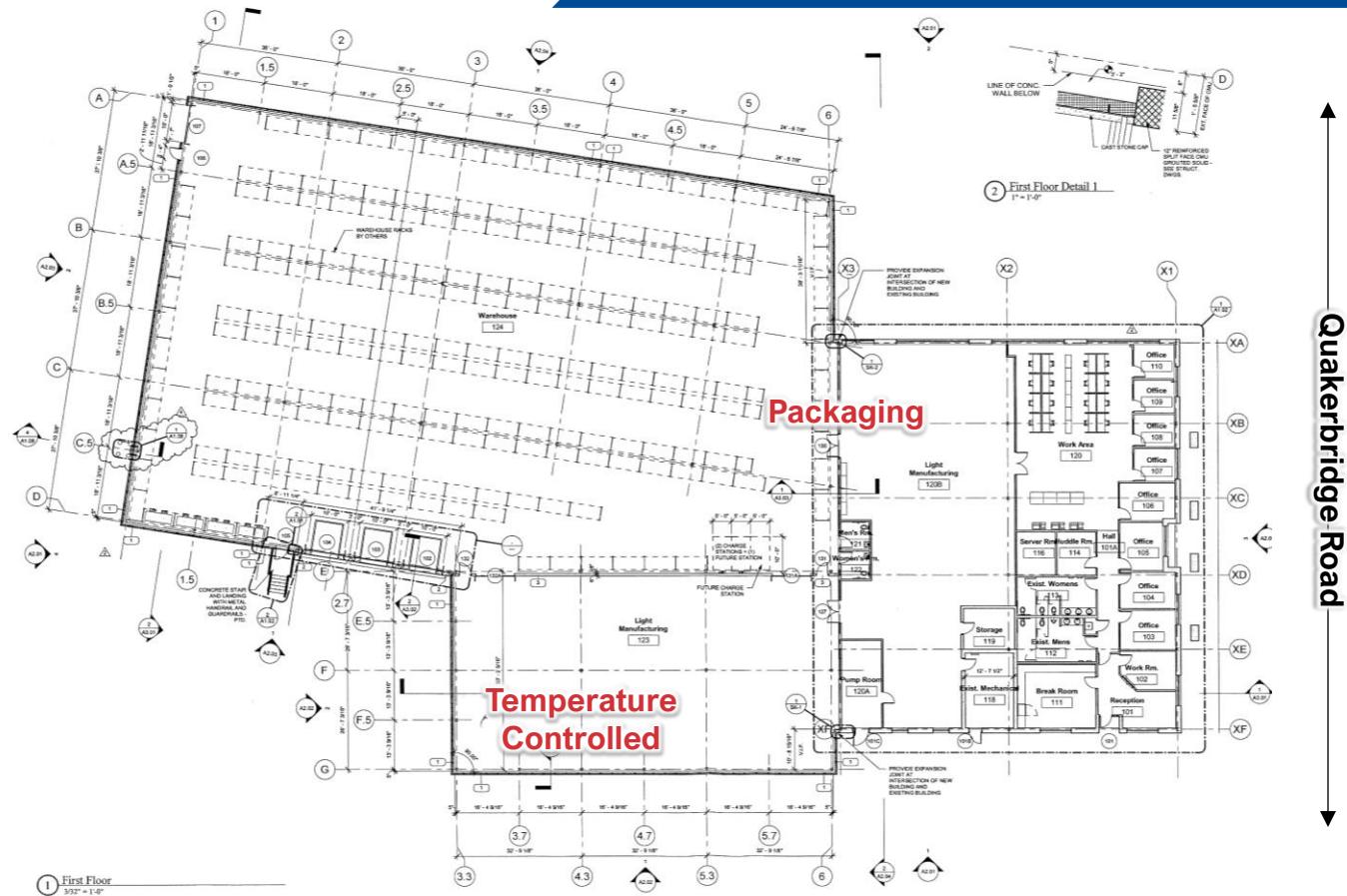
- Investment Property - 7 Year 6 Month Lease
- 35,154 SF with 10,000 SF of Office/Production Space on 3.5 Acres
- Temperature Controlled
- 33'6" Clear Ceiling Height
- 35x35 Column Spacing
- Three Loading Docks
- One Drive-in Door
- Fully sprinklered
- Zoning: I (Industrial)
- Conveniently located: easy access to Route 1, I-295 and the NJ Turnpike
- **NOTE:** see details on delivered condition of property – on page 2

Sale Price: \$11,725,000



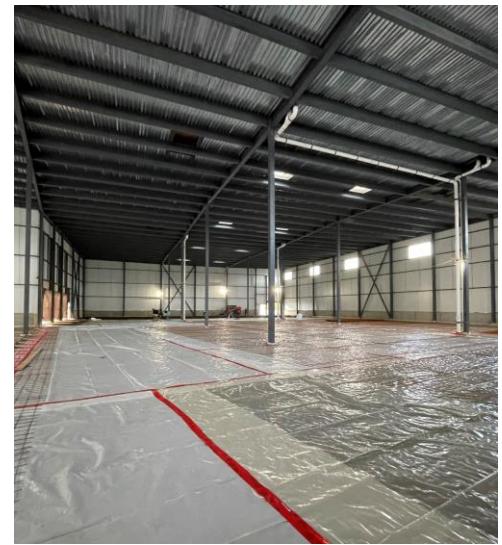
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

For more information: **Gerard Fennelly**



**Delivered Condition of Property:**

- Eight roof top units in the warehouse and four in the existing structure, all working units heating and AC.
- All offices and bathrooms will be completed, painted walls, drop ceilings, outlets and two data lines per office.
- Fire alarm system and fire sprinkler systems 100% operational.



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