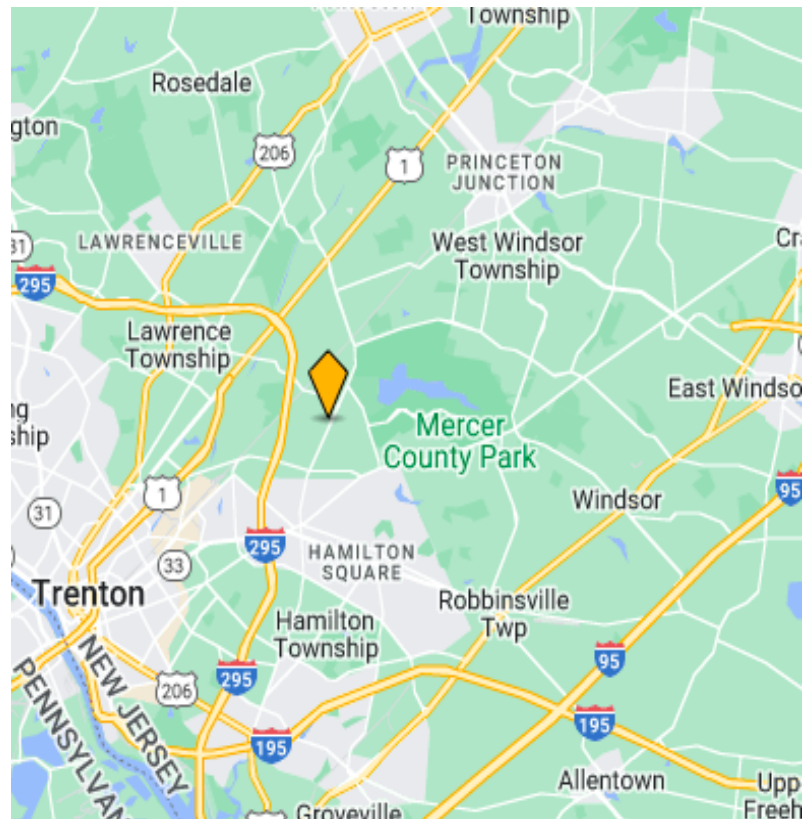


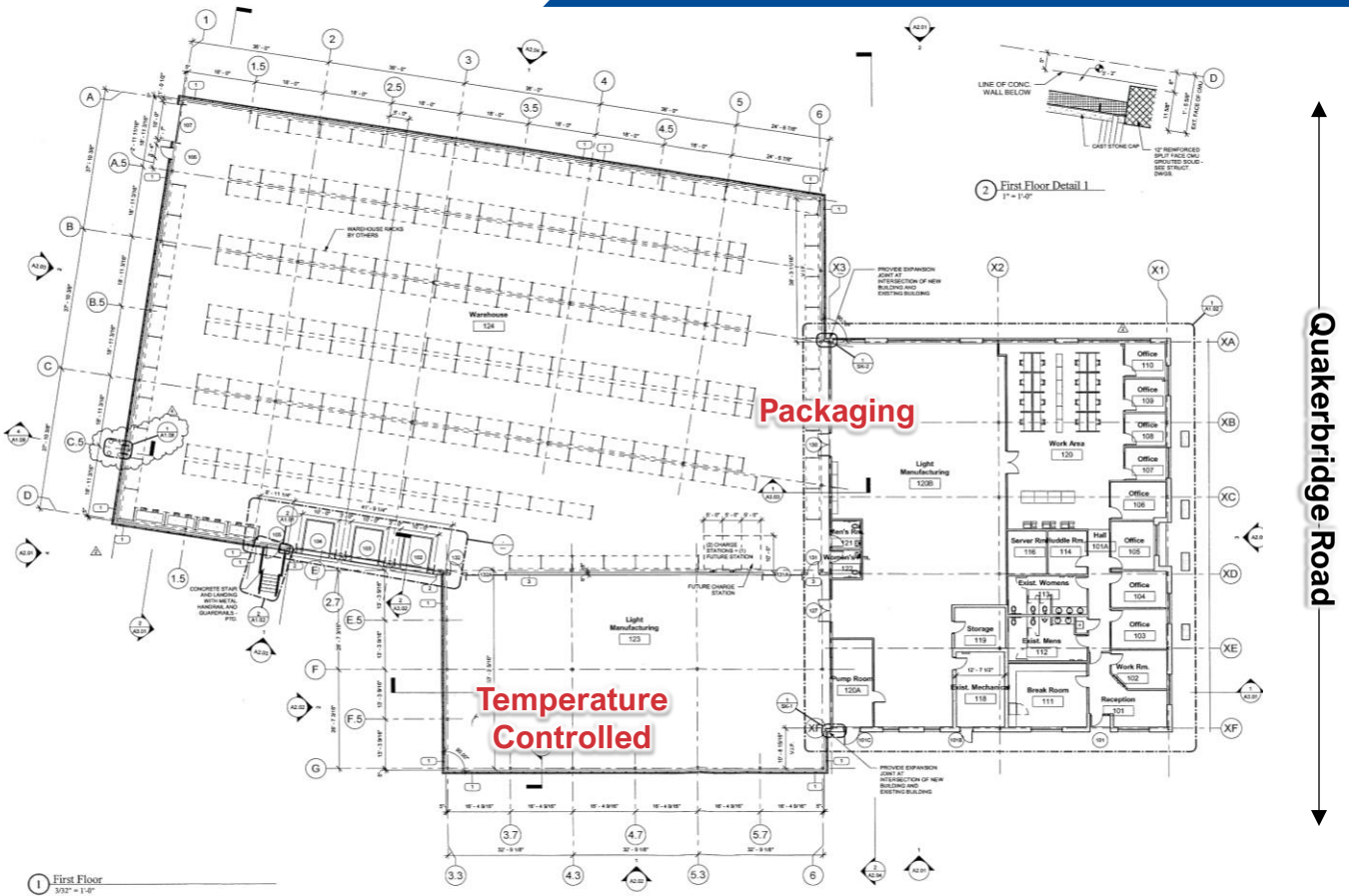


3620 Quakerbridge Road Hamilton, NJ

- 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





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.

