



## 6 Youngs Road

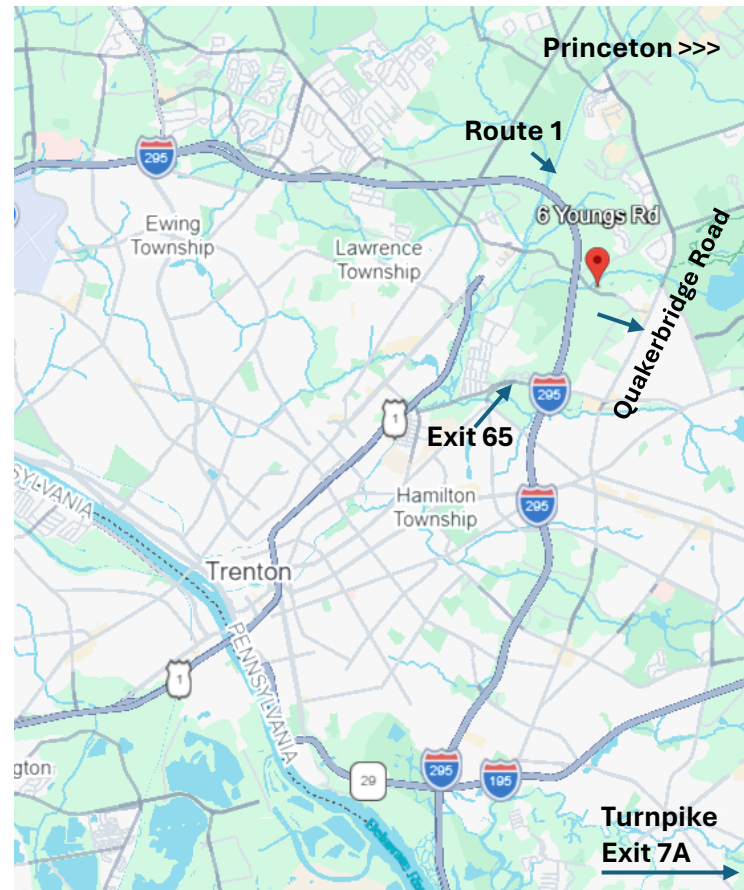
Hamilton, NJ 08619

*IOS Income Producing*

### Available for Sale

- 2.18 Acres of Land
- IOS Site, Outside Storage
- 3,400 SF Building Currently in Place with 3 Drive-in Bays; 14' Ceilings
- Approvals to build another 10,000 SF Bldg.
- Taxes: \$20,353
- NOI: \$260,028
- City Water at Youngs Road
- Manufacturing Industrial Zoning
- Located near Rt. 1 and Quakerbridge Road; Close to 295/95, Route 1

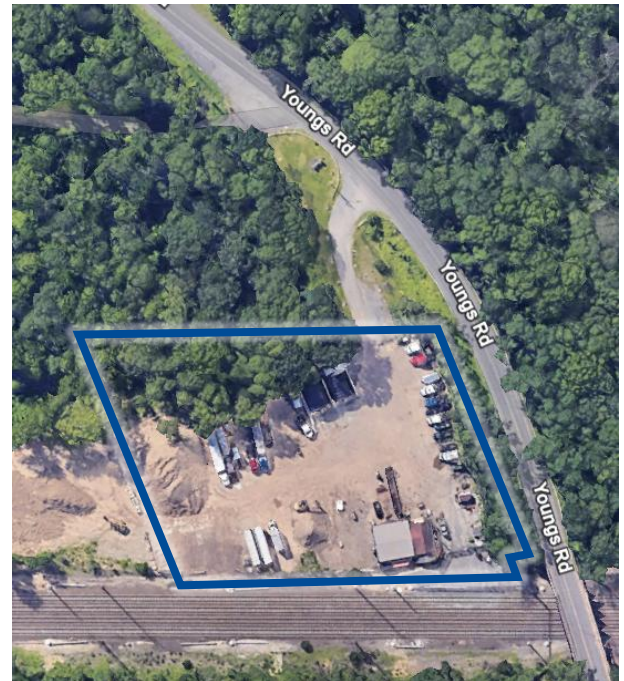
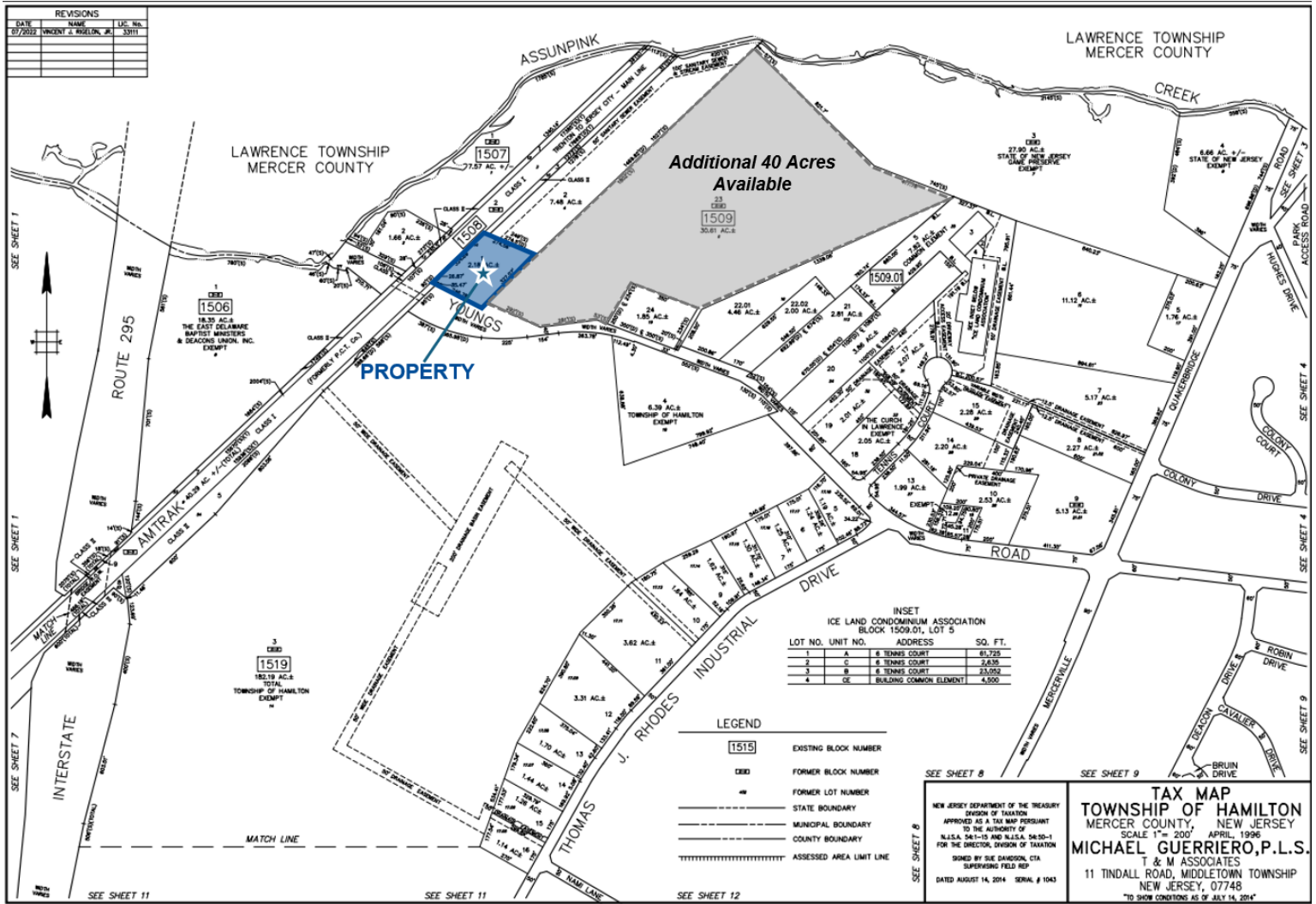
**Asking Price: \$4,400,000**



# For Sale

## 2.18 Acres Industrial Property

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**MFG Manufacturing and I Industrial Districts.**

Principal permitted uses on the land and in buildings. Office buildings or offices for executive administrative purposes.

1. Fabrication of metal, paper and wood products
2. Textile mill products; Apparel and other finished products made from fabrics.
3. Leather products; Blank books, looseleaf binders, bookbinding and related work.
4. Manufacturing of electrical and electronic equipment and supplies.
5. Professional, scientific and controlling instruments.
6. Photographic and optical goods, watches and clocks.
7. Wholesale trade distribution centers.
8. Food industries, except rendering or refining of fats and oils.
9. Manufacturing of light machinery and equipment.
10. Pharmaceutical products manufacturing.
11. Concrete central mixing and proportioning plants, in the MFG District only.
12. Rubber products, including tires, tubes and tire recapping, in the MFG District only.
13. Manufacture and repair of light and heavy machinery, in the MFG District only.
14. Wood and lumber bulk processing, including sawmills, planing mills and wood-preserving treatment.
15. Manufacturing of metal and metal products, processing, fabrication and assembly.
16. Industrial parks, in both the manufacturing and industrial zones, on tracts of land at least 25 acres in area.
17. Service industries for the printing trade.
18. Fabricated metal products as well as the manufacturing of wire.
19. Coating, engraving and allied services, in the MFG District only.
20. Freight forwarding.
21. Miscellaneous services incidental to transportation, such as packing and crating.
22. Construction materials; Hardware, plumbing and heating equipment and supplies.
23. Rubber and plastic footwear, hose, belting and miscellaneous plastics products, in the MFG District only.
24. Engines, turbines, metalworking, special & general industry machinery & equipment.
25. Refrigeration and service industry machinery; Miscellaneous machinery; Machine shops and tool and die shops
26. Motor vehicles, motor vehicle equipment; motorcycles, bicycles & parts; misc. transportation equipment.
27. Buildings used exclusively by municipal, county, state or federal governments.
28. All existing residences as of the date of the adoption of this subsection are permitted
29. Automobile and small truck rentals exclusive of flatbeds, tractor-trailers or similar size trucks.
30. Limousine service.
31. Recycling of wood and wood products, grass and concrete products only.
32. Child and infant care centers. See § 550-161F for design standards.
33. Taxicab and bus companies with associated vehicle storage yards (yards to be properly screened).
34. Health and fitness centers; Indoor recreation uses.
35. Art centers, on minimum tracts of five acres, min. 50,000 SF shall be used for the display of art.
36. Ground-mounted solar or photovoltaic energy-generating facility on a site 20 acres or larger.
37. Wind-energy-generating facility on a site 20 acres or larger within the MFG and I Districts only.
38. Adult day care.
39. Craft brewery; Craft distillery.
40. Contractor's storage, if confined entirely to a completely enclosed building. Outside storage area for vehicles.
41. Repurposing used oils into biodegradable clean fuels.
42. Cannabis establishments, medical cannabis establishments and Class 6 cannabis delivery services.

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Accessory uses permitted:

1. Off-street parking.
2. Fences and walls.
3. Signs.
4. Garages, storage buildings and toolsheds.
5. Temporary sales or construction trailer(s).
6. Employee cafeterias as part of a principal building or as the entire use of a principal building.
7. Recreational areas & parks for employees, provided facility is owned and operated by an associated industry.
8. Satellite dish antennas in accordance with the standards specified in § 550-137.
9. Roof-mounted solar or photovoltaic energy-generating facility.
10. Ground-mounted solar or photovoltaic energy-generating facility and solar or photovoltaic energy-generating parking structure on a site 20 acres or larger within the MFG and I Districts only.
11. Electric vehicle supply/service equipment.

Tenant Name	Area	Base Rent/Mo	Yearly Increase	Lease Type	Lease Exp.	Extension Options
Pulaski Construction	1 Bay + Side Parking	\$3,100	3%	Modified Gross	9/1/2028	N/A
SXQ Trucking	1 Bay	\$2,000	3%	Modified Gross	9/1/2028	N/A
John to GO	1 AC Outdoor Storage + 1 Bay	\$10,560	3%	NNN	4/1/2031	2 5 YEARS AT FMV
AVL Transport	10000	\$1,800		Gross	9/1/2035	10 Years
C Carriers Welding	10,000 SF OUTDOOR STORAGE	\$5,300	3%	Modified Gross	9/1/2028	5 Years
	<b>Total</b>	<b>\$22,760</b>				

Pro-Forma	Monthly	
Expenses		
Utilities	0	
Garbage	0	
Property Taxes	1017.6	John to GO pays 40%
Insurance	319.2	John to GO pays 40%
Management Fee	\$1,138.00	
<b>Net Operating Income</b>	<b>\$21,622.00</b>	<b>\$260,028 per Year</b>