PROPOSED WAREHOUSE FOR SALE & LEASE **41 EDGE ROAD**

ALPHA, NJ 08865





PROPERTY OVERVIEW

TOTAL 87,500 SF **APPROVED SF:**

TOTAL

80,000 SF **WAREHOUSE SF:**

TOTAL

7,000 SF (3,500 SF per Floor) **OFFICE SF:**

SALE PRICE: Please Call To Inquire

LEASE PRICE: Please Call To Inquire

ESTIMATED

Q1 2025 **COMPLETION:**

CLEAR HEIGHT: 36' Clear

LOADING: 10 Loading Docks

TRAILER

LOCATION:

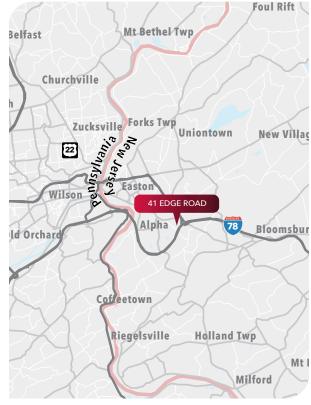
10 Spaces **PARKING:**

CAR PARKING: 95 Spaces

• Immediate access to Route 22, and

Route 78

• Less than 1 Mile to PA Border





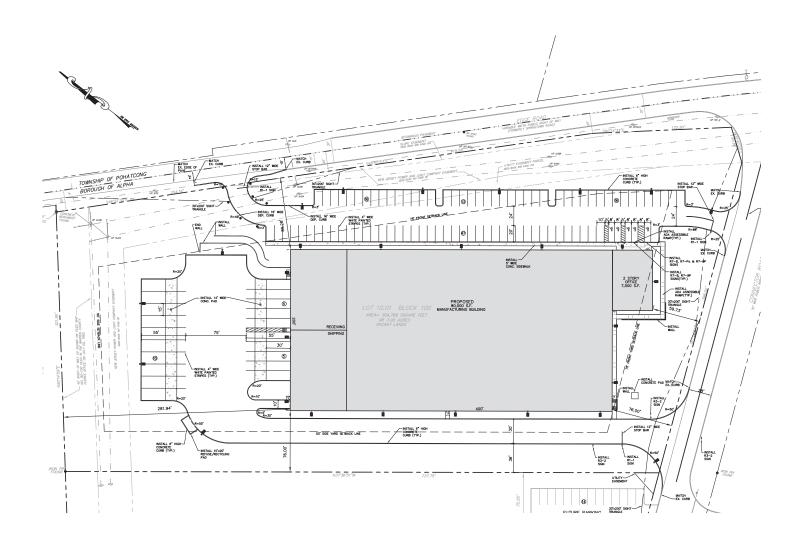
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ALPHA, NJ 08865



SITE PLAN



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