

39 Meade Street Trenton, NJ 08638

+/-185,000SF 4 Story Industrial Distribution Building W/ Commercial Truck Parking On +/-4.5AC For Sale And/Or Lease

FOR SALE



Marcus & Millichap

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39 Meade Street

39 Meade St, Trenton, NJ, 08638



Listing Price
\$9,500,000



Proforma Cap Rate
10.82%



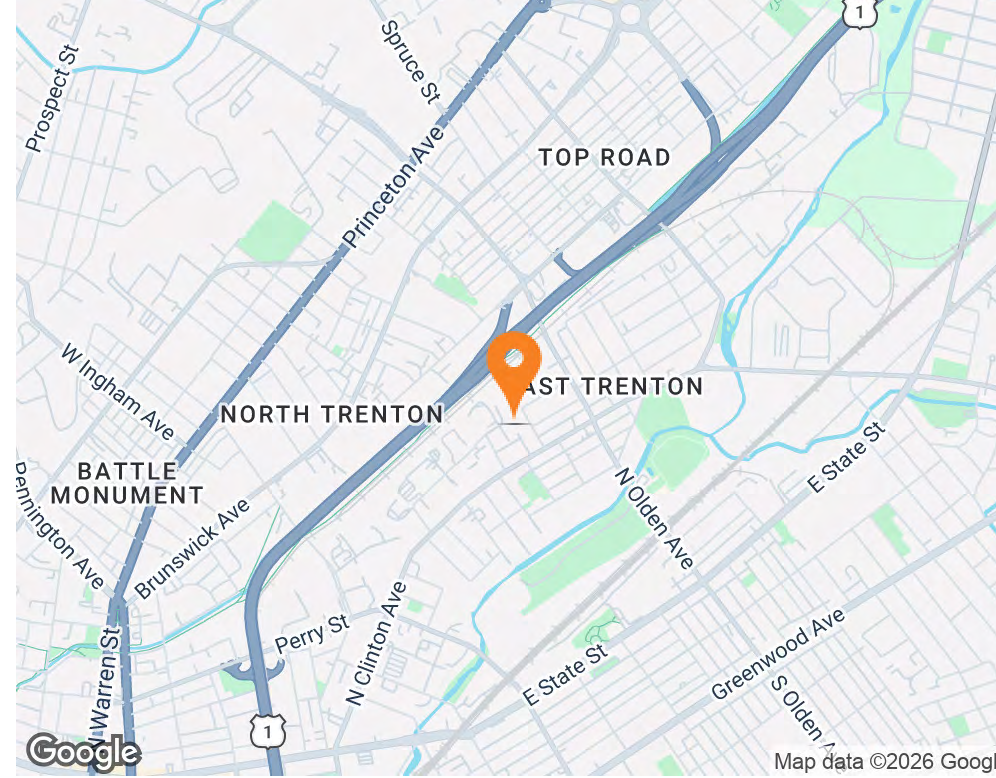
Price/SF
\$51.35

FINANCIAL

Listing Price	\$9,500,000
Down Payment	35LTV / \$3,325,000
Proforma NOI	\$1,028,394
Proforma Cap Rate	10.82%
Price/SF	\$51.35
Proforma Average Rent	+/- \$7.78 per SF
Occupancy	Seller to deliver with a 2yr SLB (+/- 65,000SF)
Lease Rate:	Inquire with Sellers Representative

PROPERTY

Square Feet	185,000 SF
Office Percentage	Less than 500SF
Lot Size	4.54 Acres (197,762 SF)
Year Built/Renovated	1950





PROPERTY DESCRIPTION

The Geller Group at Marcus & Millichap is pleased to exclusively present for sale and or lease a 4 story Industrial asset located at 39 Meade St in Trenton, NJ. The subject property is a 185,000 SF set on 4.54AC, including a multi-story 3 building manufacturing or distribution asset built +/-1950.

The complex is connected internally with passthrough common corridors, 3 freight elevators, 15 loading docks and 1 drive-in. The masonry, brick and wood structure includes 1,000amps/460volts 3phase hvy power and .27 per 1,000sf parking across two outside truck lots.

LOCATION DESCRIPTION

Trenton, New Jersey, is the state capital and county seat of Mercer County, known for its rich history, including the Battle of Trenton during the American Revolution. It's a diverse city with a mix of old and new, offering a variety of attractions and entertainment, and it's strategically located near major cities like New York and Philadelphia

The city historically had a major manufacturing industry, with factories producing iron, steel, rubber, pottery, and other products that served the nation. Today Trenton's economy is dominated by the Government of New Jersey.

EXTERIOR DESCRIPTION

Block, brick and wood construction.

INTERIOR DESCRIPTION

Multiple manufacturing spacesl, distribution and inventory areas, shipping & receiving.

PARKING DESCRIPTION

Approx 1.52 AC of paved, semi-paved and unpaved commercial vehicle parking.

LOADING DESCRIPTION

15 Loading docks, 1 Drive-In.

PROPERTY DETAILS // 39 Meade Street

Marcus & Millichap

SITE DESCRIPTION

Assessors Parcel Number	11-21501-0000-00008
Zoning	IB
Year Built/Renovated	1950
Lot	4.54 AC
Intersection/Cross Street	Meade Pl &

CONSTRUCTION

Framing	Steel
Exterior	Metal, Block, Brick
Parking	+/- 50 Spaces Passenger
Roof	TBD
Floor Plate	Varies
Floor Support	TBD
Load Factor	TBD
Clear Height	Varies
Column Spacing	TBD
Dock Doors	15 dock doors
Grade Level Doors	1 grade level door
Amenities	Bathrooms on all floors'
Space Breakdown	Varies
Rail Access	No
Power	1,000amp /460v 3p Hvy

PARKING

Number of Parking Spaces	+/- 50 passenger
Truck Parking	TBD
Parking Ratio	0.27:1,000 SF

MECHANICAL

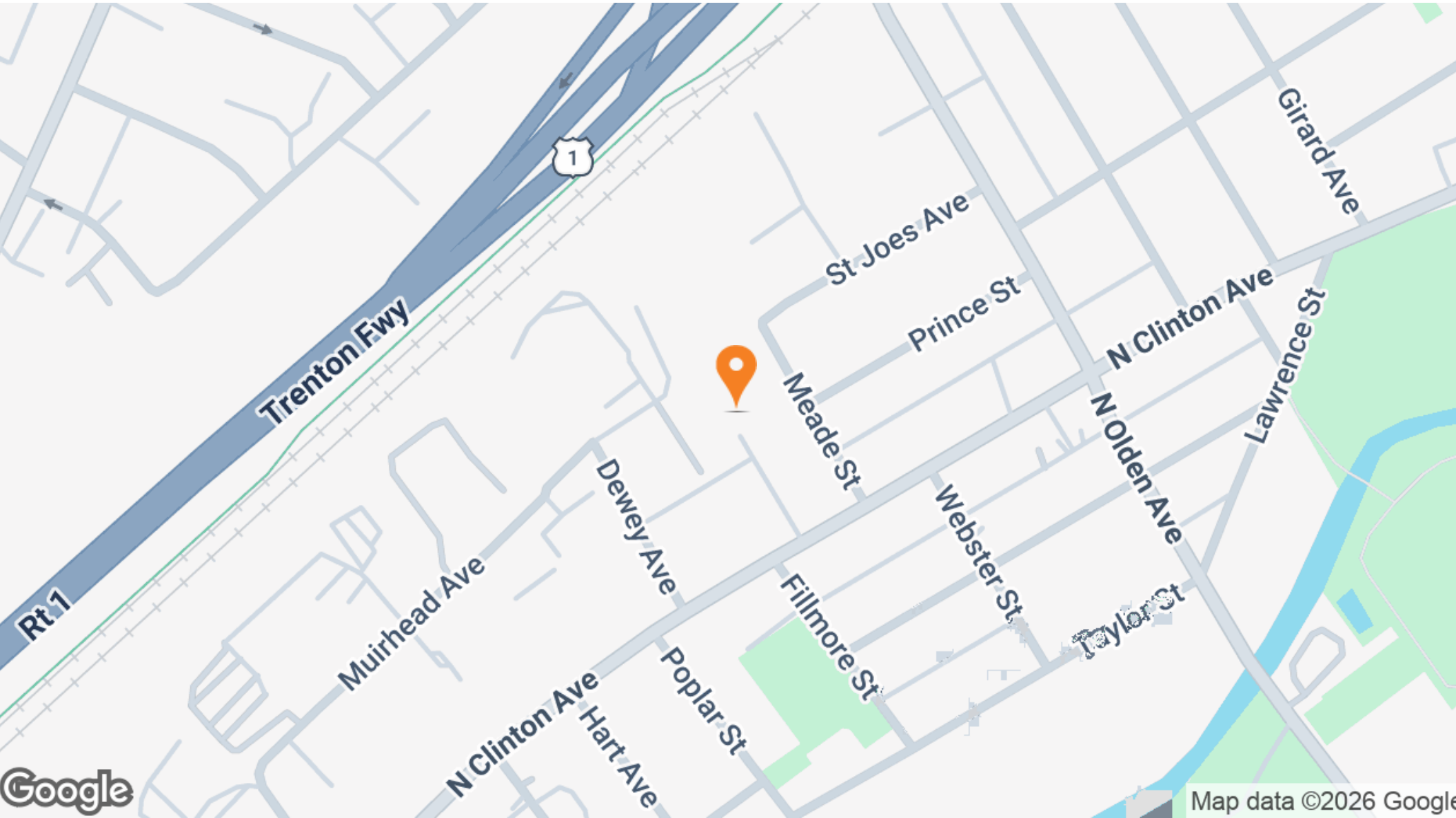
HVAC	TBD
Elevators	3 freight elevators
Spinklers	Wet
Percent with AC	TBD

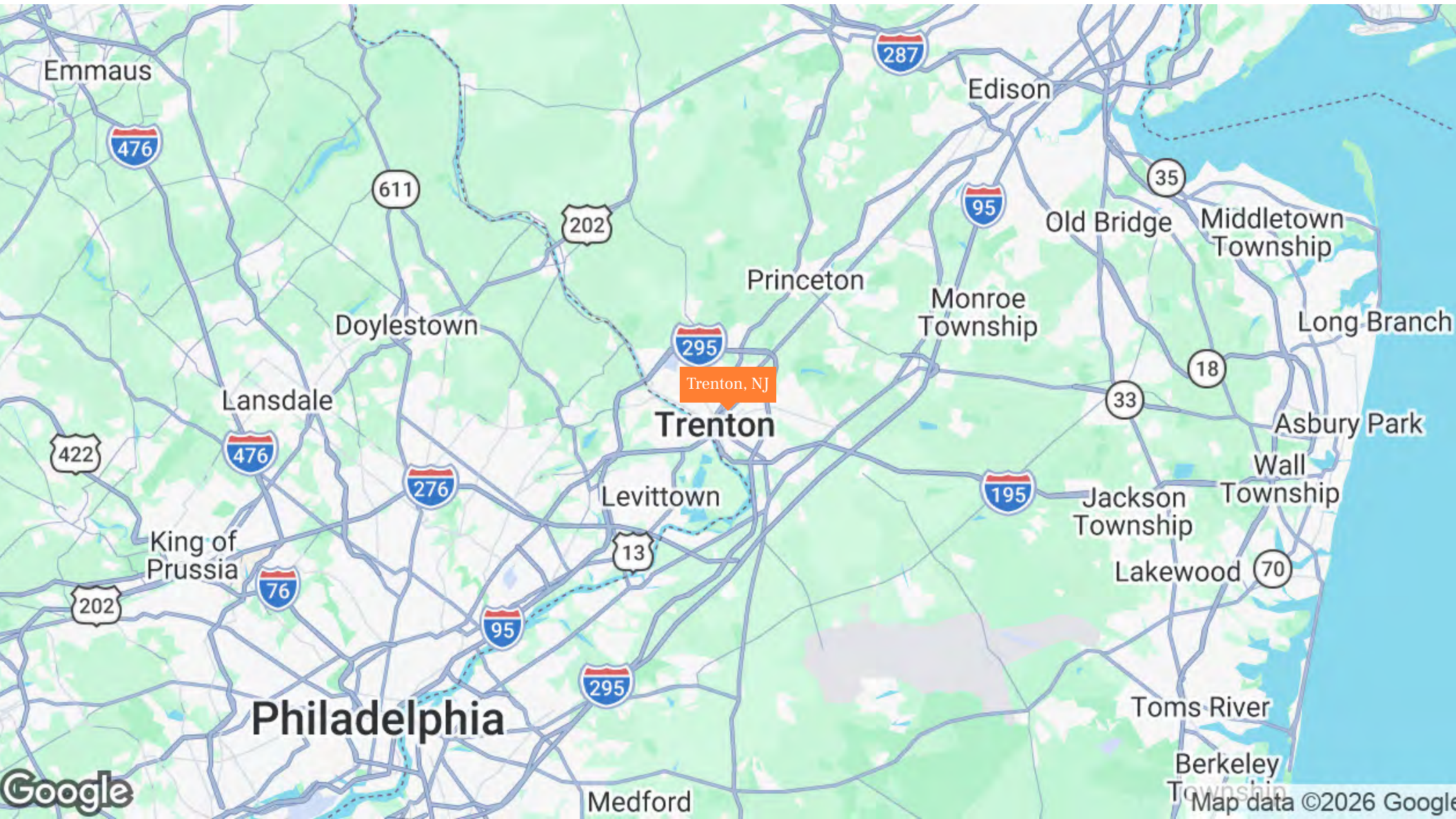
UTILITIES

Electric	Public Service Electric & Gas Co
Sewer	City of Trenton Waste Water Treatment Plant
Water	Trenton Water Works
Local Phone	TBD

MISC

Opportunity Zone	No
Flood	B and X Area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods.
Environmental	TBD
Redevelopment	TBD







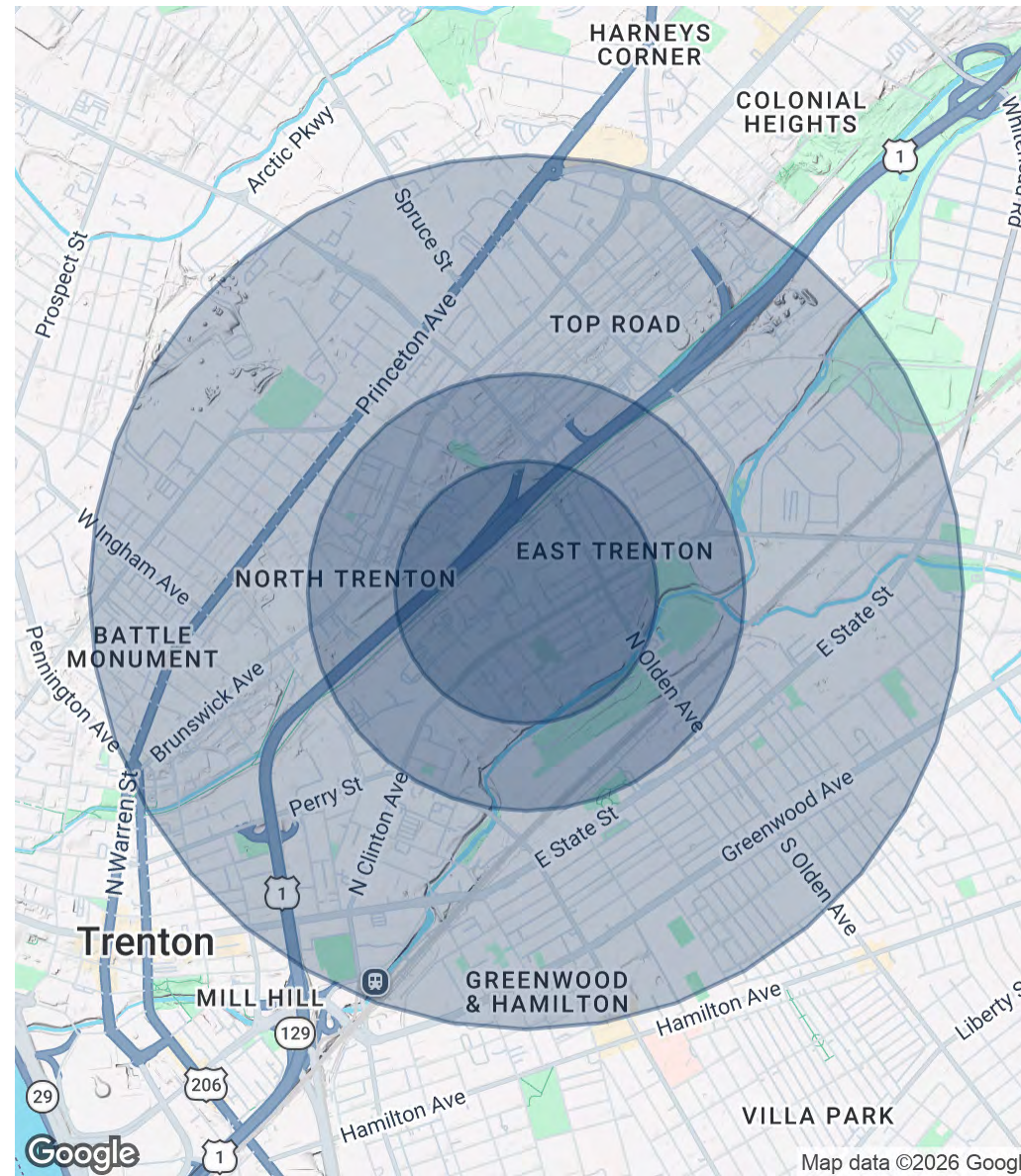


DEMOGRAPHICS MAP & REPORT // 39 Meade Street

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,206	4,388	27,617
Average Age	34	36	36
Average Age (Male)	34	35	35
Average Age (Female)	35	36	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	374	1,358	9,321
# of Persons per HH	3.2	3.2	3
Average HH Income	\$54,231	\$53,595	\$66,431
Average House Value	\$90,660	\$118,937	\$181,384

Demographics data derived from AlphaMap





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