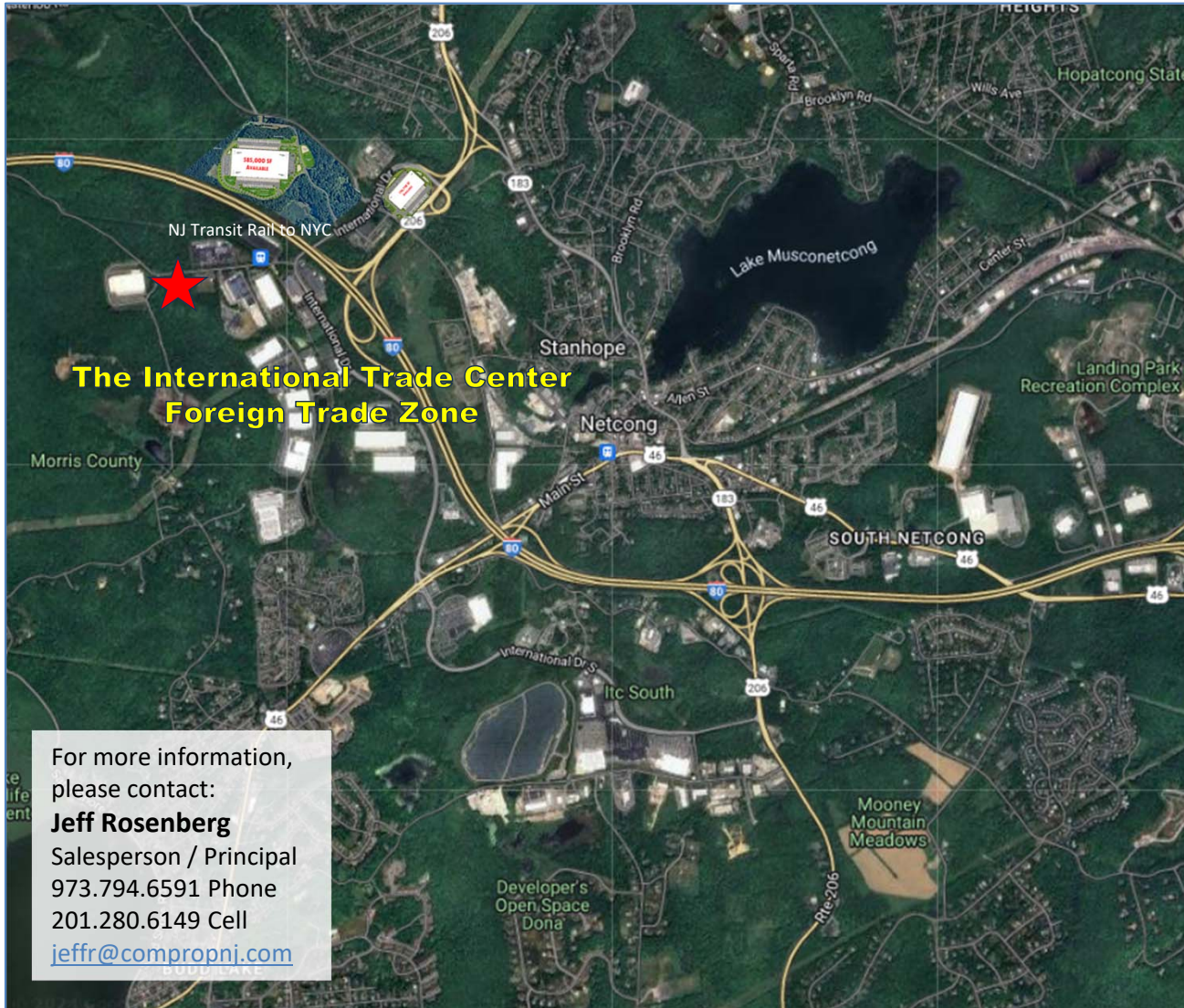


# FOR SALE: +/- 64,515 SF APPROVED DEVELOPMENT

## 217 & 219 WATERLOO VALLEY ROAD, MOUNT OLIVE, NEW JERSEY



- 10.98 Acres +/- (Block: 400, Lots: 1 & 2)
- General Industrial (G-I) zoning, includes a wide range of permitted uses such as warehousing, office, assembly, manufacturing, finishing, labs, research, telecom, outside storage and lumber yards.
- Located in the International Trade Center corporate park, potentially offering savings to companies involved in importing and exporting of commodities, products and/or components
- Corporate neighbors include Givaudan, Vistar, UPS, FedEx, Mars, Amazon, Robertet, L3 Communications, BASF, Seiko Instruments, Fratelli Beretta USA, Diagnostica Stago...
- Public Water, Sewer, Gas and Electric in street
- Just off 4 way interchange of I-80 and Routes 206 & 46 with easy access to NJ ports and airports
- Many amenities nearby including commuter rail, hotels, restaurants, banks and shopping centers
- Call for pricing

For more information,  
please contact:  
**Jeff Rosenberg**  
Salesperson / Principal  
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201.280.6149 Cell  
[jeffr@compropnj.com](mailto:jeffr@compropnj.com)

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# FOR SALE: +/- 64,515 SF APPROVED DEVELOPMENT

## 217 & 219 WATERLOO VALLEY ROAD, MOUNT OLIVE, NEW JERSEY



<b>TOTAL BUILDING SF:</b>	64,515 SF
<b>OFFICE SF:</b>	2,300 SF
<b>CEILING HEIGHT:</b>	40'
<b>COLUMNS:</b>	48'3" x 50'
<b>LOADING:</b>	15 DOCKS 1 DRIVE-IN

