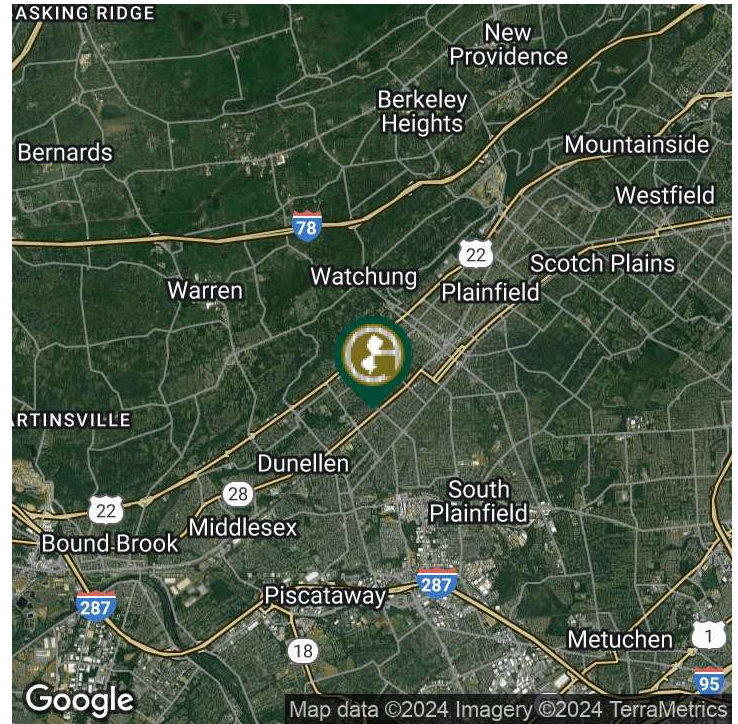


MANUFACTURING PROPERTY FOR SALE



OFFERING SUMMARY

Building Size:	+/- 20,000 SF
Heavy Power	3 Phase 480 Volts
Lot Size:	+/- 1.1 acres
Loading:	1 Oversized Drive In
2023 Taxes:	\$42,253.00
Sale Price:	\$4,000,000.00

PROPERTY OVERVIEW

20,000 sf Manufacturing/Fabrication Building Available for Sale. Purchase includes the property and woodworking equipment shown on last page.

- Located near skilled and unskilled labor
- HEAVY POWER

Two ancillary buildings:

1. +/- 3,000 sf used for storage with 18' ceiling height and oversized door
2. +/- 6,000 sf used for storage and licensed paint booth

Call Josh for any questions and to schedule a tour 908 - 256 - 0262



SHELDON GROSS REALTY, INC.

80 MAIN STREET
WEST ORANGE, NJ 07052
SHELDONGROSSREALTY.COM

Jonathan Glick | (O): 973.325.6200 Ext.120 | (C): 908.568.7188 | jglick@sheldongrossrealty.com

Joshua Glusky | (O): 973.325.6200 Ext.121 | (C): 908.256.0262 | jglusky@sheldongrossrealty.com

for more information:

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URBAN ENTERPRISE ZONE (UEZ)

(UEZ) ALLOWS FOR QUALIFIED BUSINESSES TO OBTAIN:

1. Businesses participating in the UEZ Program can charge half the standard sales tax rate on certain purchases, currently 3.3125% effective 1/1/2018.

2. UEZ businesses may enjoy tax exemptions on certain purchases including capital equipment acquired and investments made to build a new facility, expand, or upgrade an existing facility.

3. The New Jersey Business Action Center plays a key role in helping grow, retain and attract business to the State. The center serves as a “one-stop” shop for business. The team at the Center works to encourage entrepreneurship by supporting New Jersey’s businesses of all sizes, supporting global competitiveness of New Jersey companies, as well as to promote the State’s attractiveness as a vacation destination and business investment location nationally and internationally.

4. Business Retention and Relocation Assistance Grant, available through the EDA, (“BRRAG”) for relocation and retention of at least 250 non-retail jobs where the grant is a material factor. Special limitations/bonuses for UEZs.

5. Assistance from the New Jersey Department of Labor through its One Stop Centers in hiring, training, and retraining existing or new employees.



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EQUIPMENT LIST



EQUIPMENT LIST

Table Saw (quantity 2) Drum Sander ME Shaper(quantity 2)
Ingersol T-30 Compressor (quantity 3)
Pistons
Pneumatic Double Miter (quantity 2)
Door Clamp Racks
Gannomata
Stegher KSF-R
Pistoris Pneumatic Upcut
Portable Dust Collector
Unique Door Sharper
Eme Heavy Shaper Power Feed
US Concept Arch Molder
Baker Resaw Mach
Returns 90 Ton Dust Collectors (10 collectors)
Press Black Bro
Tannowitz 48' band saw
Dotul-Maverick Door Pre Hung
Iron Wood Wide Sander
Duster 4 Bags Collector
Striebig Vertical Panel Saw
Holzher 1310 Edge Bander
North Field 1 2" Jointer
IMC RP-12 Straight Line Rip
Gabbiani 1 8" Gang Rip
Weing 5 Head MolderAndi 5' x 10'
Split
Table CNC
JLT 79K 8-DRC Door Clamp Assorted Tools



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