

337 Warren Ave. Stirling NJ  
Morris County

## EXCLUSIVE FOR SALE

### 22,500 SF Industrial Building



#### PROPERTY DESCRIPTION

22,500 SF Industrial building featuring 12-16' ceiling clearance, multiple drive-in door loading, 800 AMP/240 Volt power, fully sprinkled. Environmentally compliant on 3.55 Acres.

#### PROPERTY HIGHLIGHTS

- Environmentally Compliant situated on 3.55 Acres.
- Permitted Uses in LI-2 Zone include but not limited to: Manufacturing, Research Laboratories, Printing, Silk Screening, Wholesale Trade
- Potential Redevelopment Opportunity: Contact Listing Agent

#### OFFERING SUMMARY

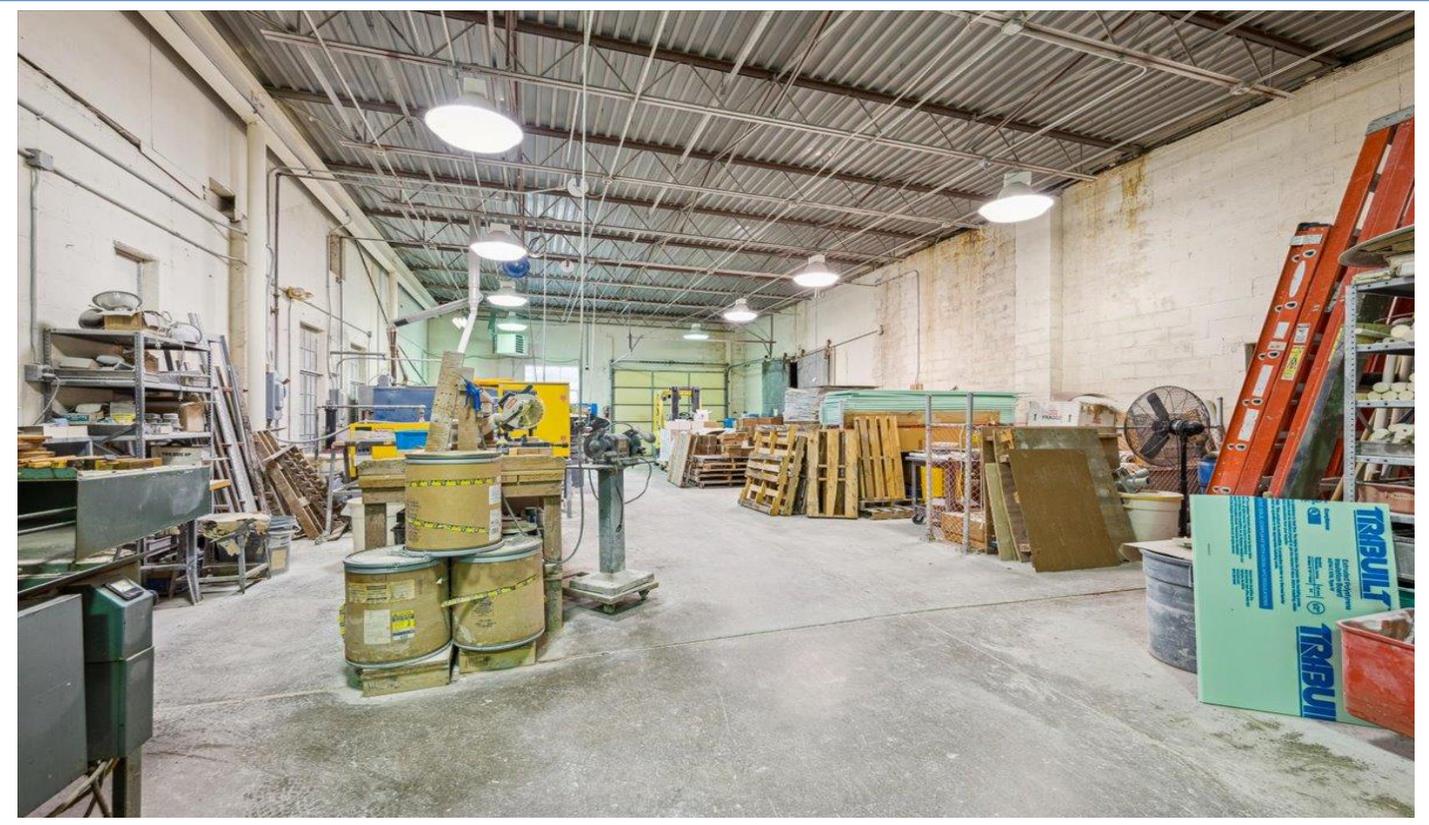
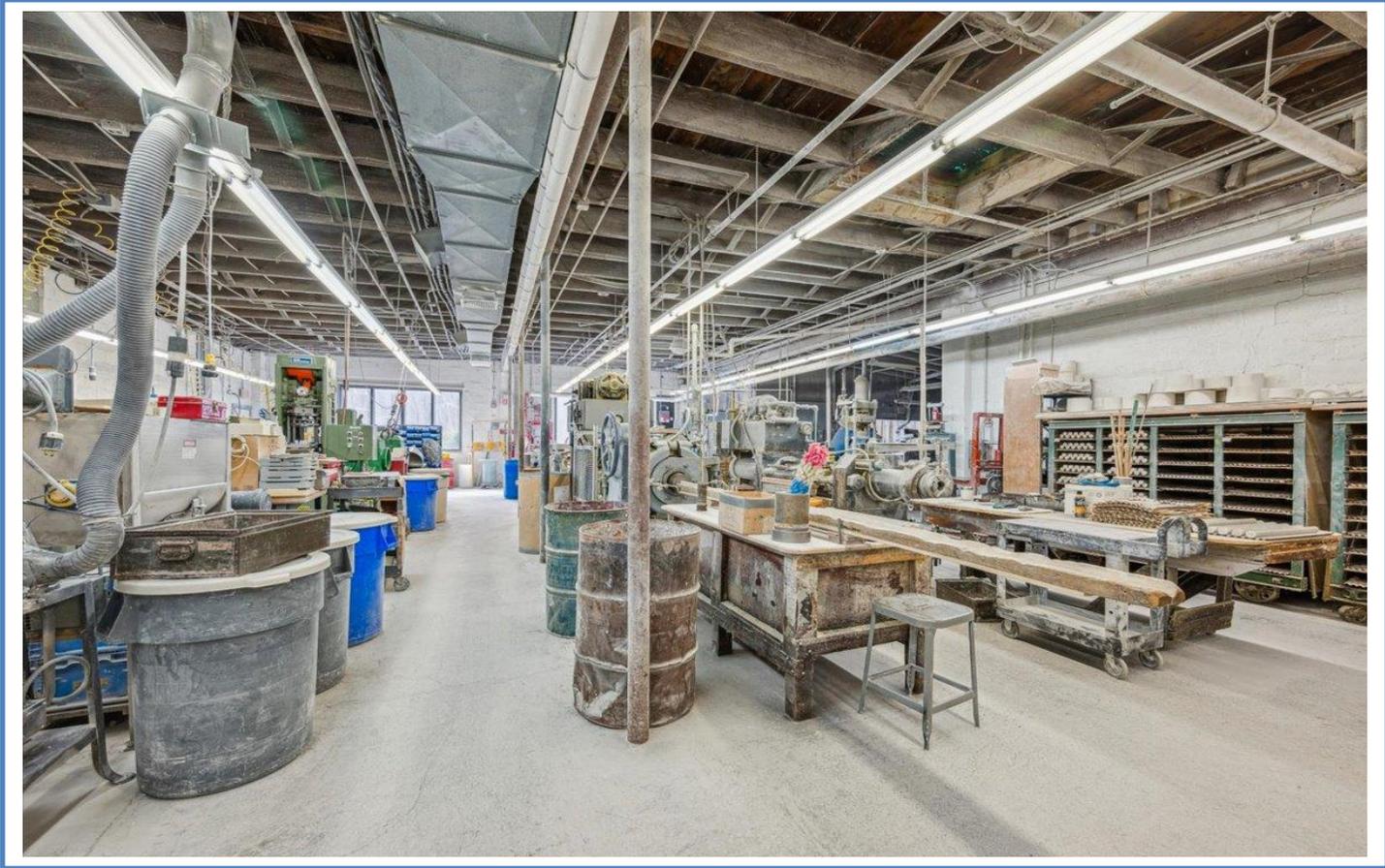
Price for Sale:	\$2,587,500.
Building SF:	22,500. SF
Price Per SF:	\$115.
Lot Size:	3.55 Acres
Taxes:	\$35,806. (2024)
Block, Lots:	Blk: 11502 Lot: 14 & 1
Parking:	Blacktop, Exclusive
Zoning:	LI-2 Industrial Zone



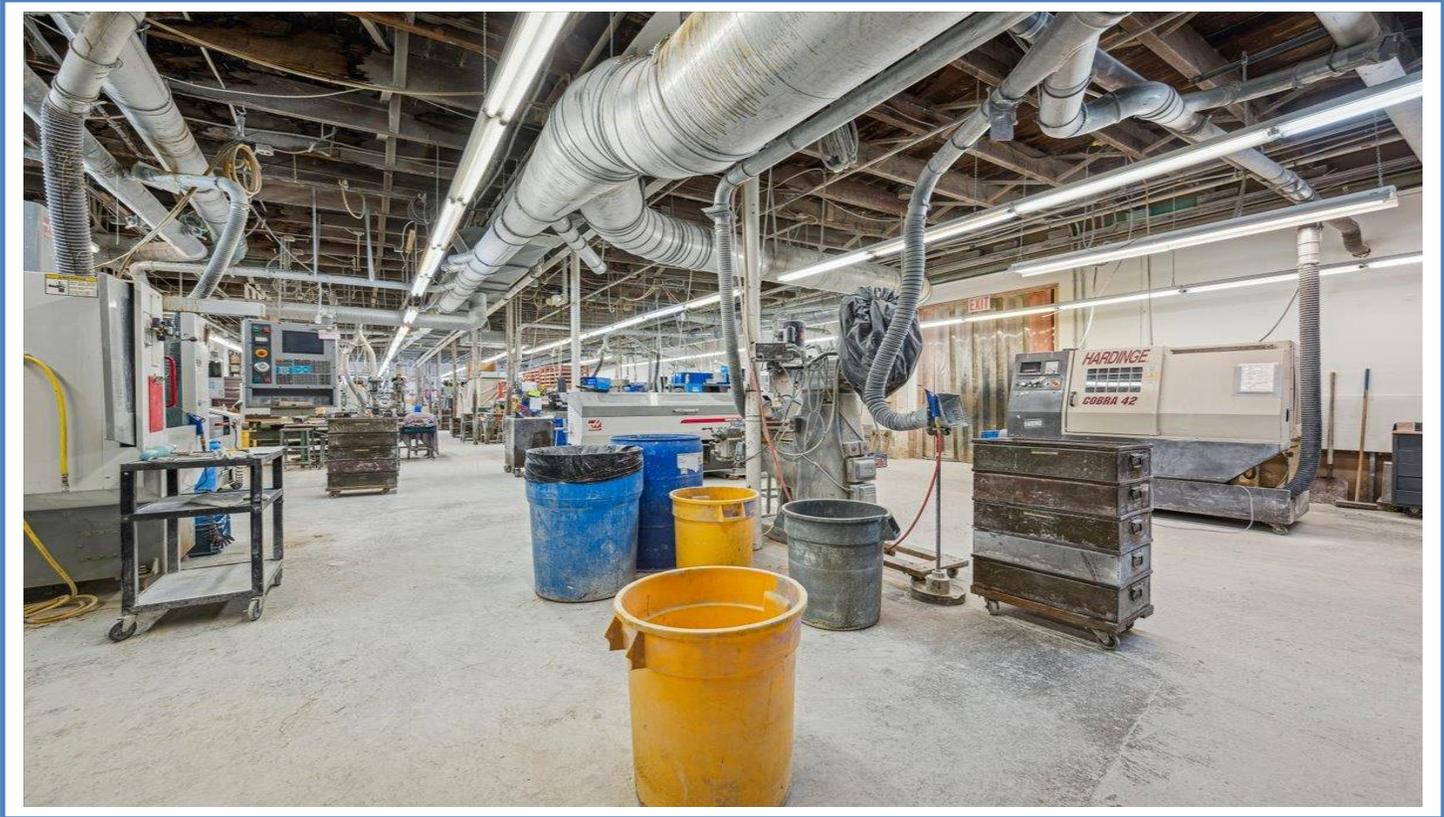
Timothy P. Deluccia  
Broker Associate  
908-938-6405  
tim@delucciacommercialgroup.com

Deluccia Commercial Group  
1996 Washington Valley Rd.  
PO Box 305  
Martinsville, NJ 08836

337 Warren Ave, Stirling, NJ



337 Warren Ave, Stirling, NJ



337 Warren Ave, Stirling, NJ

