

**PROPERTY DESCRIPTION**

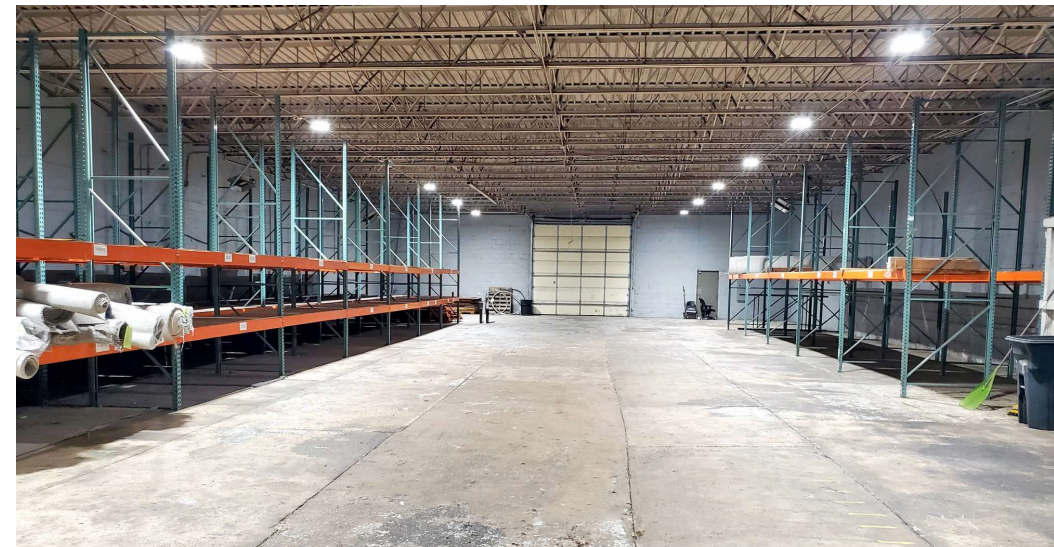
This property features a 7,920 SF warehouse with 0.90 acres of fenced yard space, expandable to 3.18 acres. The warehouse includes 720 SF of office space and drive-thru access via two roll-up doors, making it ideal for a range of industrial and commercial uses. The yard has a durable crush and run surface, providing added functionality. Additionally, the property includes a separate 1,000 SF garage on 0.20 acres with water and electric (no restroom). Conveniently located near the I-95/141 and 141/Route 2 interchange, it offers easy access to major highways.

PROPERTY DETAILS

- **Warehouse:** 7,920 SF on 0.90 acres - **\$13/SF/NNN**
- **Clear Height:** 14'
- **Lot 1:** 1.80 acres - **\$4,900/AC/NNN**
- **Lot 2:** 1,000 SF garage on 0.20 acres - **\$1,500/Month/NNN** (must lease with lot 1)
- **Lot 3:** 0.20 acres - **\$1,200/Month/NNN** (must lease with lot 1)
- **Zoning:** Industrial

PROPERTY HIGHLIGHTS

- Ample parking space for employees, trucks, and equipment
- Secure perimeter fencing for added security and controlled access to the property
- Zoned for industrial/commercial use, accommodating a variety of business types
- High visibility and traffic exposure from nearby highways
- Potential for outdoor storage or equipment use in the fenced yard space.40
- Opportunity for expansion on the remaining acreage



For More Information, Contact:

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Office Space



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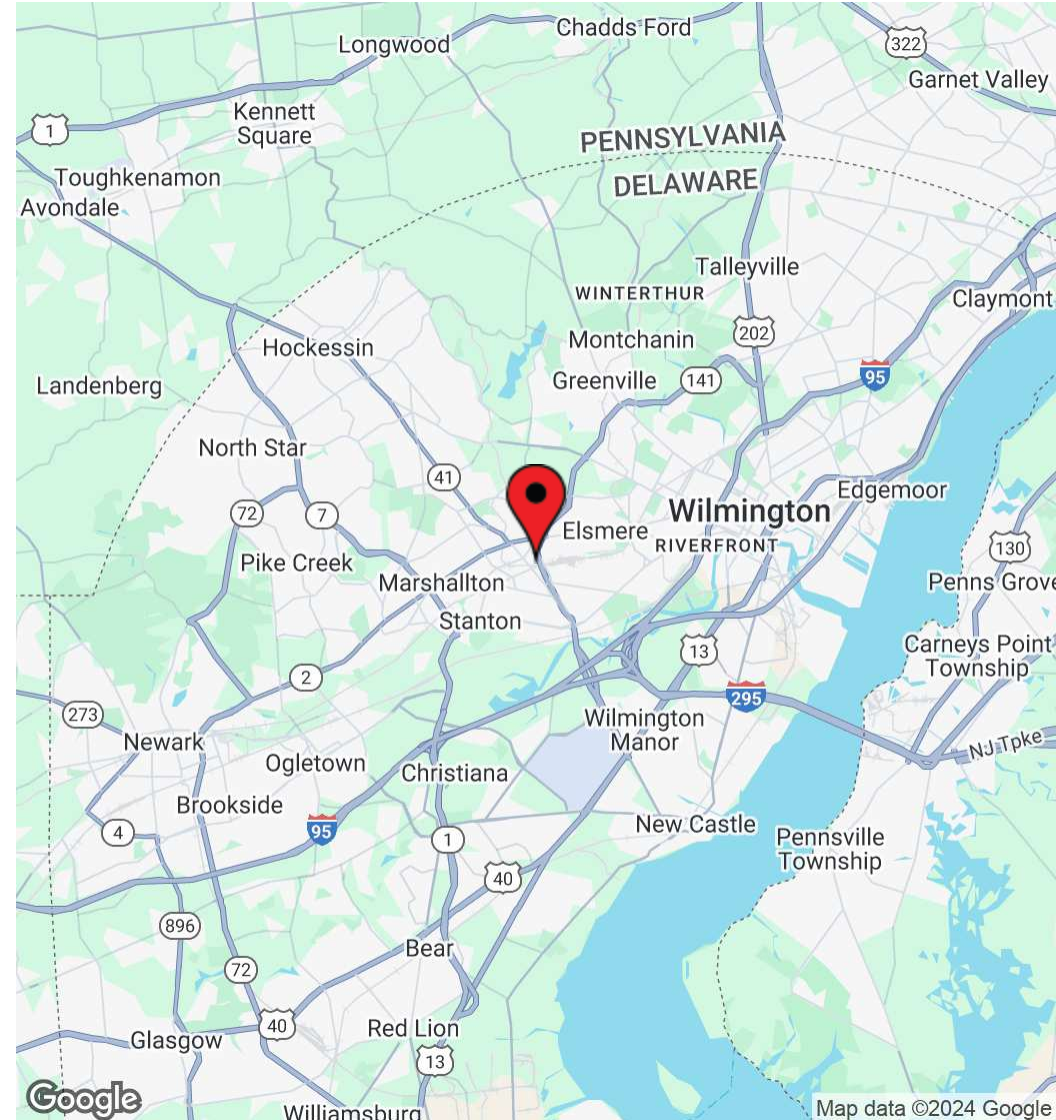
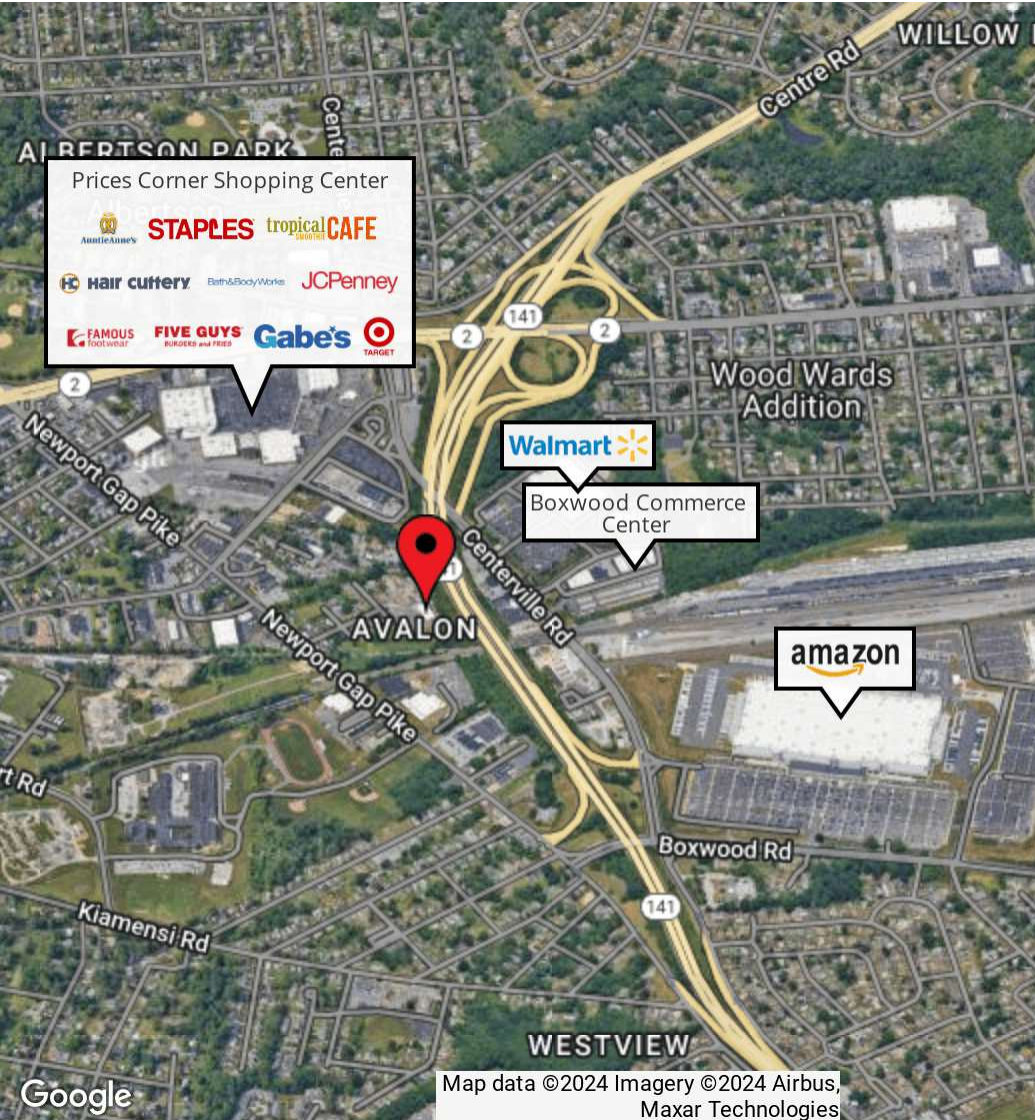
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