

AVISON YOUNG

For Sale

460 Milltown Rd, Bridgewater, NJ



±46,396 sf

Fully Air Conditioned and Column Free

Existing recreational facility

For more information: njindustrial@avisonyoung.com

Matthew C. Turse, CCIM

Principal

D +1 973 898 6370 | C +1 973 670 3247

matthew.turse@avisonyoung.com

Stephen Gianis

Vice President

D +1 973 753 1076 | C +1 908 447 6022

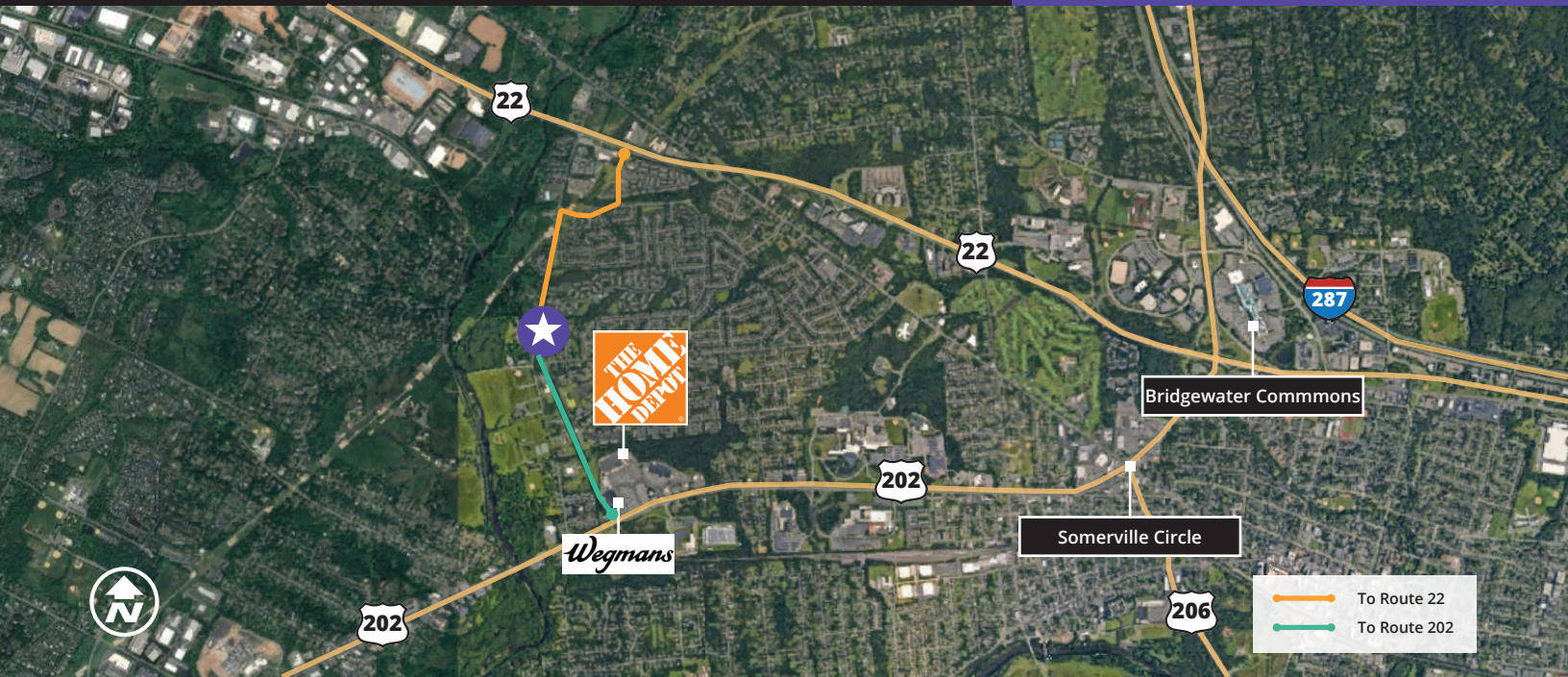
stephen.gianis@avisonyoung.com

Timothy J. Cadigan

Principal

D +1 973 753 1104 | C +1 732 320 5210

timothy.cadigan@avisonyoung.com



Property overview

Building size	± 46,396 sf
Office	± 15,496 sf (two levels)
Area	± 3.80 acres
Clear height	± 18'-38' in warehouse, pitched roof
Loading	4 overhead doors
Parking	98 spaces
Column spacing	Clear span
Year built	1971
Sprinklers	Wet
Taxes (2023)	\$68,534 (\$1.47/sf)
Zoning	P-2 Public/Community Service Zone

Additional features

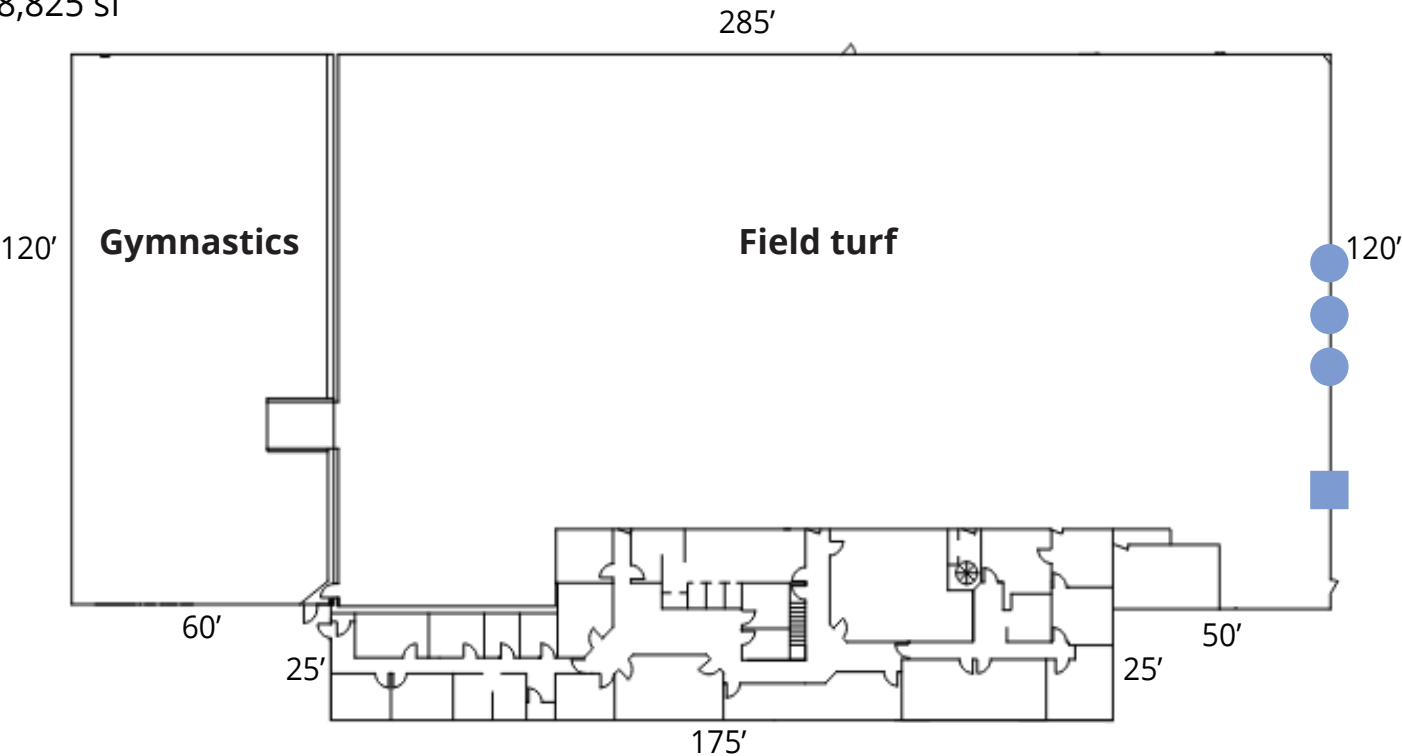
- Existing recreational sports facility
- Move-in ready condition
- Existing locker rooms
- Fully air conditioned
- New roof installed 2023 - 10 year warranty
- Existing “Field turf” - available with the building
- Gymnastics area - equipment not for sale



Floor plan

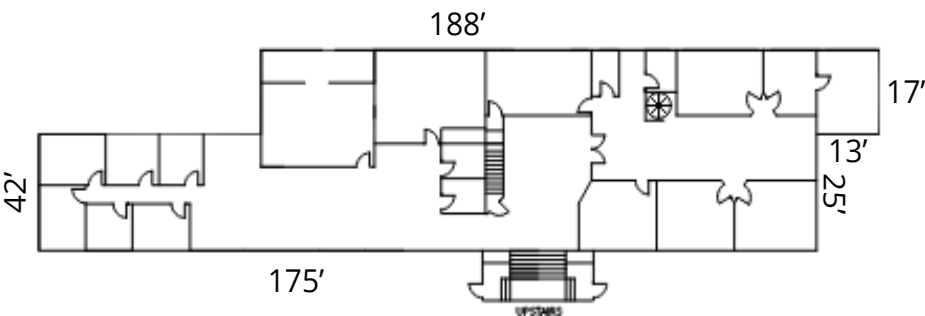
First Floor

38,825 sf



Second Floor

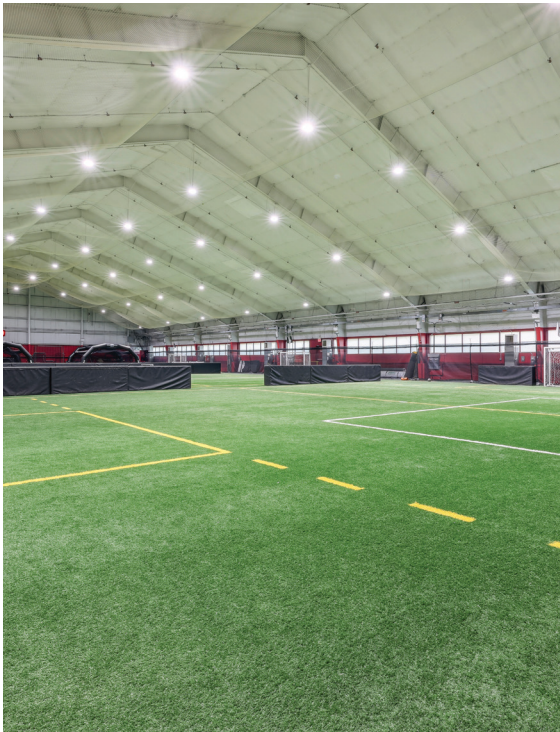
7,571 sf



Drive in doors

- 8' x 10'
- 12' x 14

Additional views



Additional views



Proximity and access	
Route 22	1 mi
Route I-287	5 mi
Route I-78	8.5 mi
Newark International Airport	35 mi
Newark/Elizabeth Port	37 mi
Lincoln Tunnel	47 mi
GW Bridge	54 mi

**AVISON
YOUNG**