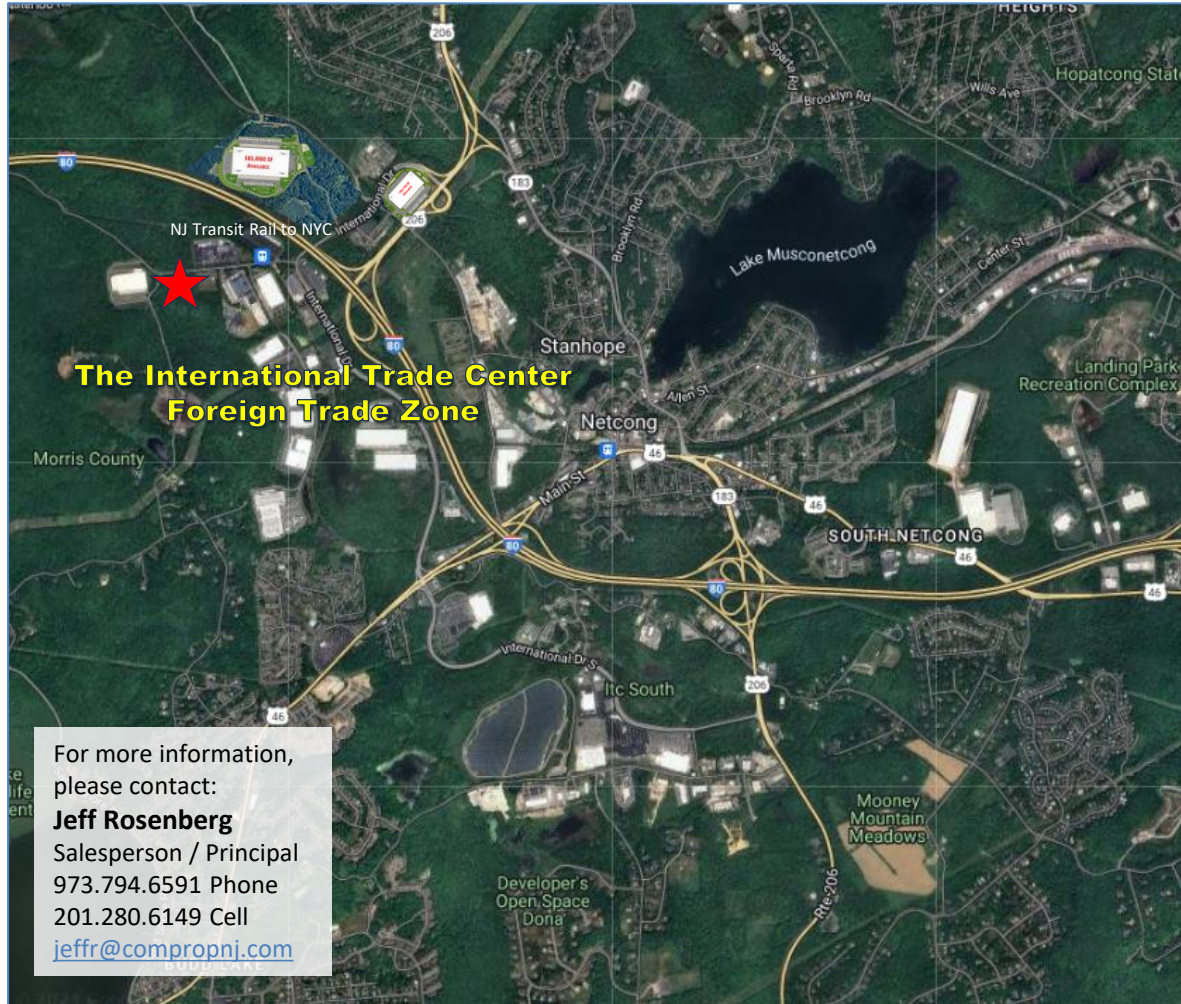


FOR SALE: +/- 64,515 SF APPROVED DEVELOPMENT

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

973.794.6591 Phone

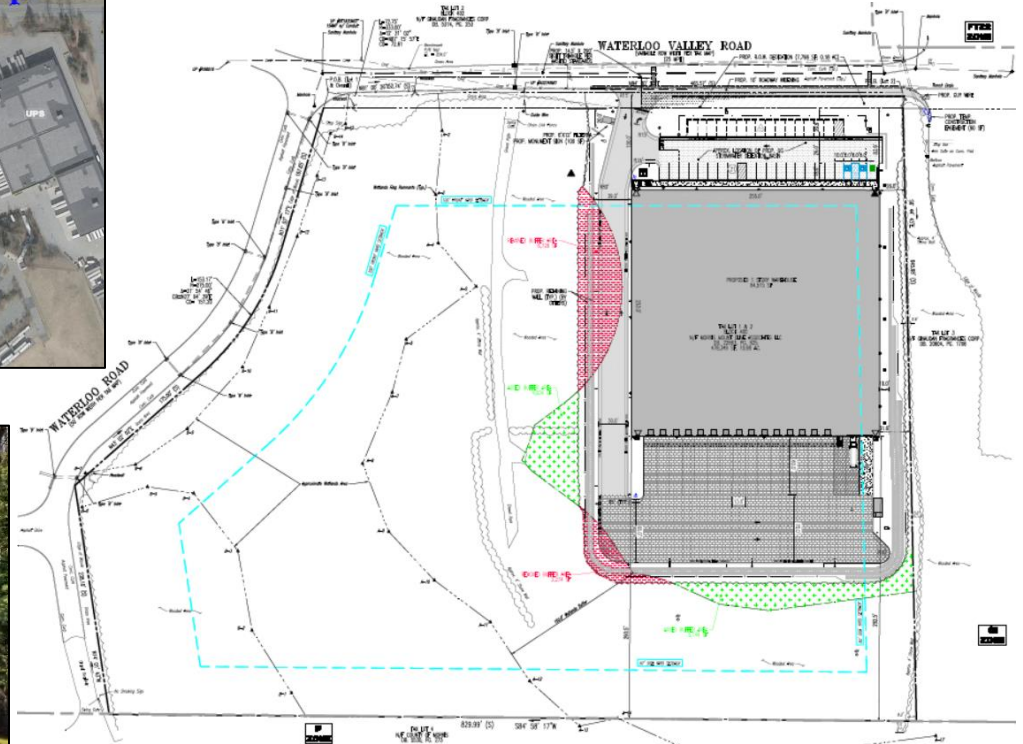
201.280.6149 Cell

jeffr@compropnj.com

The information contained herein was obtained from sources believed reliable; however, Commercial Property Agents, LLC makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

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ELEVATIONS



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

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



SPECIFICATIONS

TOTAL BUILDING SF: 64,515 SF

OFFICE SF: 2,300 SF

CEILING HEIGHT: 40'

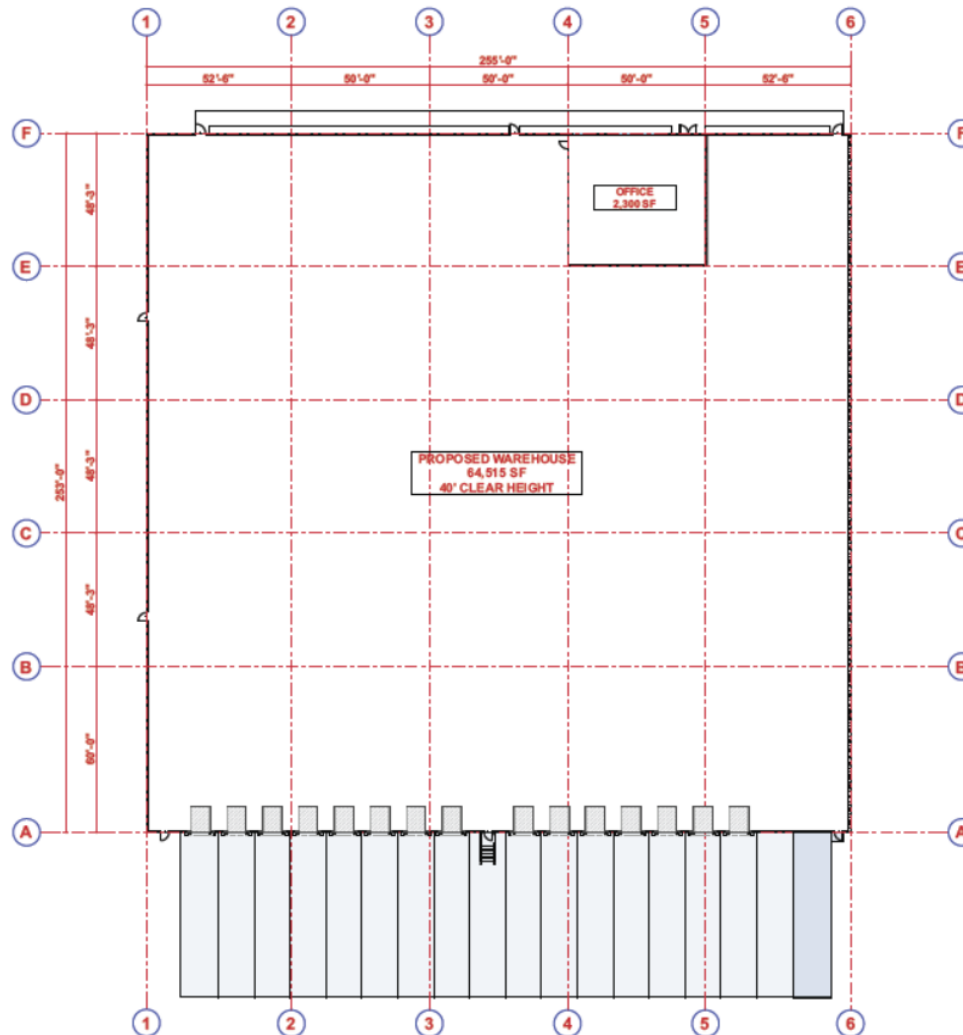
COLUMNS: 48'3" x 50'

LOADING: 15 DOCKS
1 DRIVE-IN

PARKING: UP TO 36 CARS

PUBLIC UTILITIES: WATER, SEWER,
GAS & ELECTRIC

ZONING: GI – GENERAL
INDUSTRIAL

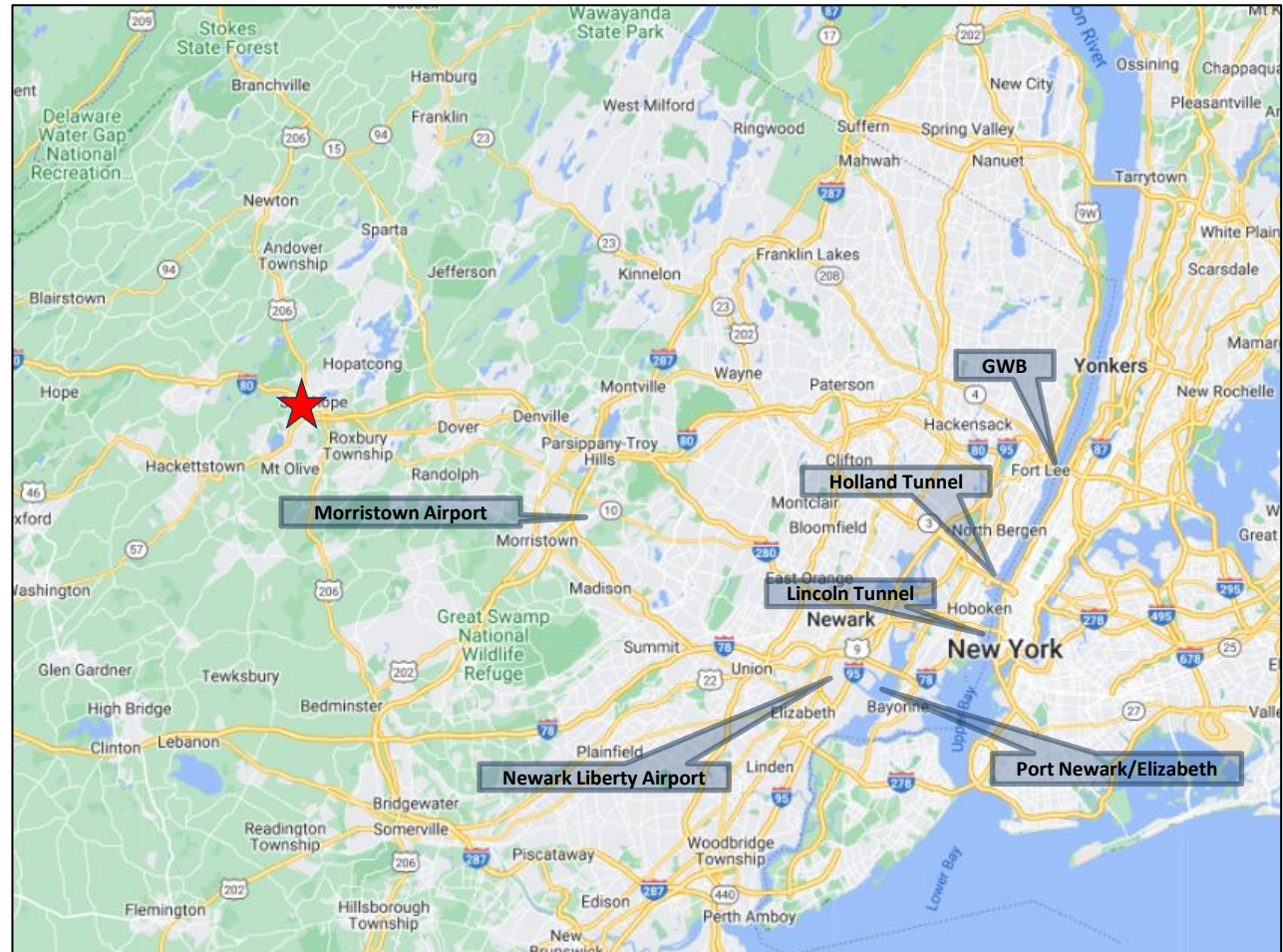


FOR SALE: +/- 64,515 SF APPROVED DEVELOPMENT

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

LOCATION

- Excellent highway access
- Corporate park setting
- Walk to commuter rail



For more information and pricing, please contact:

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