

22 Royal Rd. Raritan Twp. NJ 08822
Hunterdon County

EXCLUSIVE FOR SALE

15,000/SF Industrial/Warehouse Building



PROPERTY DESCRIPTION

15,000 SF 4-year-old freestanding industrial building on over 2 acres, including a 15,000 SF outdoor storage building fully enclosed, black topped and 12' privacy fence. The building is demised of 3,500 SF retail space, the balance as warehousing. Fully sprinklered (dry system).

PROPERTY HIGHLIGHTS

- 5 Drive-in doors: 14, 12, 10 & 8 feet.
- Outdoor storage.
- E Electric building
- 400 AMP service & full direct gas generator.
- Ideal owner user or investment opportunity.

OFFERING SUMMARY

Price for Sale:	\$275/SF
Lot Size:	2.24 Acres
Building size:	15,000 SF
Taxes:	\$40,285. (2024)
Block, Lot:	Blk: 36.03 Lot: 5
Parking:	Blacktop, Exclusive
Zoning:	I-2 Major Industrial District

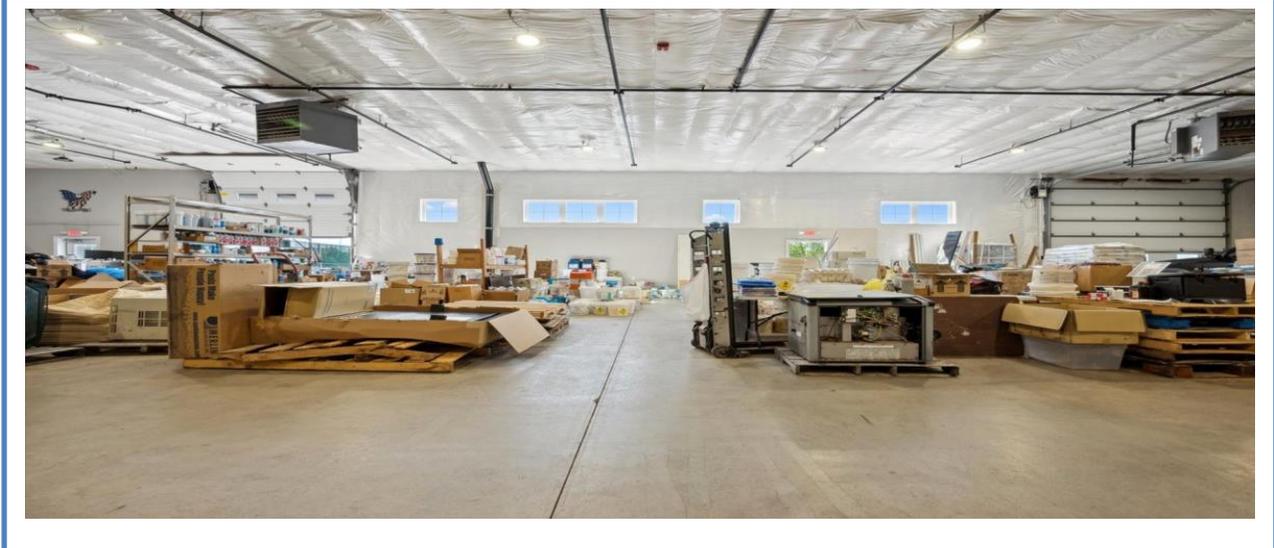
15,000/SF OUTDOOR STORAGE



Anthony Deluccia
Sales Associate
908-391-7017
adeluccia38@gmail.com

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

22 Royal Rd. Raritan Twp, NJ



22 Royal Rd. Raritan Twp, NJ

