45-61 Parker Avenue

Trenton, NJ 08609

FOR SALE: Industrial Warehouse w/ Outdoor Parking

10,000 sqft Parking Lot

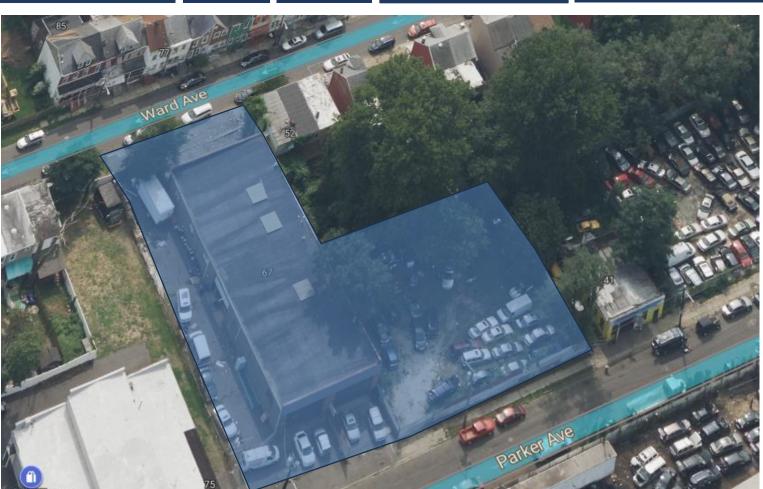
16' Clear 0.57 Acres

8,000 Sqft Warehouse

UEZ ZONE

PRE

Real Estate Services



PROPERTY DETAILS

- 8,000 sqft cross dock .
- Four (4) Drive In Bays with 14' clear height
- Building has 16' ceilings
- Adjacent Parking lot space Approx. 10,000 sq.ft.
- · Equipped with Heavy Power 440a/220v 3p 4w
- Less Than 2 Miles from US-Rt 1 and 4.8 miles from I-295.

For additional information please contact one of the exclusive agents below.

Occupancy

Taxes

Assessment

Block/Lots

Lot Size

Zoning

PROPERTY INFO

VACANT \$1,528,900 \$84,899.82 (2022)

11,12,52,53,54,55,56,57

25702 /

0.57 Acres

IA - Industrial

Asking Price : \$1,500,000

John Notte Director Investment Sales Group (973) 650 9901 NotteCRE@outlook.com Nicole Cruz Director Investment Sales Group (848) 667 2799 nicole@pre-services.com



PRE Real Estate Services 844 McCarter Highway Suite 2B, Newark NJ 07102 973 690 5663 p 973 465 6707 f realestate@pre-services.com

No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.