



7146 MONTEVIDEO RD
FOR SALE \$2,999,000

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Property Overview

- » **15,670 SF stand-alone office/warehouse building**
- » **Office: 9,670 SF | Warehouse: 6,000 SF**
- » **Warehouse features:**
 - » 15' clear height
 - » (2) drive-in doors
 - » (1) loading door
- » **Site size:** 1.75 acres
 - » Approx. 75 parking spaces (5:1,000/SF)
- » **Zoning:** B-1 (CR)
 - » Permits wide array including office/warehouse, flex, service center, daycare, and retail uses
- » **Excellent visibility & access** between Route 100 & Route 175 along Route 1
 - » Minutes from I-95
- » **Power:** 1200 amps, 3 phase, 4 wire 120/208V
 - » Split into 3 x 200 Amps of 3 phase; 3 x 200 Amps of single-phase service
- » **New Montevideo Road realignment adds improved access**
- » **Real Estate Taxes 2025** - \$1.70/SF
- » **Property Insurance** - \$0.75/SF
- » **Sale Price** - \$2,999,000



Disclaimer: All information contained herein is obtained from sources believed to be reliable; however, no representation or warranty is made as to its accuracy. Prospective purchasers or tenants are encouraged to verify all information independently.



