



## 480 Lalor Street

Trenton, NJ 08611

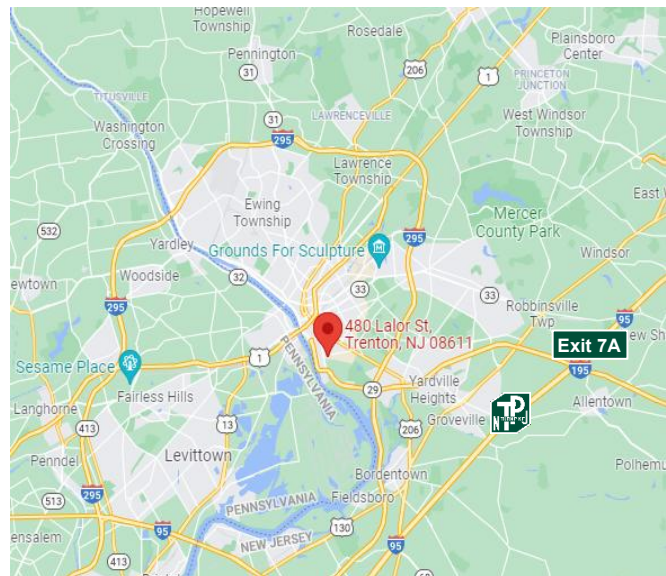
### Retail Frontage

- 27,362 SF Building; 100' Width
- Lot Size 1.4 Acres - 4 Corners Block to Block
- 12' Clear Ceilings; 1 Loading Dock
- City Sewer; Wet Sprinkler
- Power: 900 Amps
- 10'x12' Chemical Storage Room
- Cars per day: 20,000
- Parking: 30 cars, fenced in lot
- Zoning: B1S
- Urban Enterprise Zone; Opportunity Zone
- Direct access to Rt. 29 and Exit 7A NJ Turnpike
- Taxes: \$55,875 annually or \$2.42/SF

**Sale: \$2,900,000**

**Lease Rate: \$10.00/SF**

plus Operating Expenses (est. \$4.00/SF)



For more information:

**Gerard Fennelly**

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

For Sale/Lease  
27,362 SF  
Industrial Building

480 Lalor Street  
Trenton, NJ 08611

- Direct Shopping and Highway Access
- Signalized Light
- Route 129 North/South

