

NJ WAREHOUSE - FOR SALE

138,000 SF, ON 10.7 ACRES, 35 MINUTES FROM NJ PORTS

1st TIME HEAVILY DISCOUNTED - PRICED 40% BELOW AVERAGE PSF COMP FOR AREA
VALUE ADD OPPORTUNITY, 7.5% CAP RATE, 50% LTV SELLER FINANCE

745 JOYCE KILMER AVE.
NEW BRUNSWICK, NJ 08901

PROPERTY: 138,000 SF

Lot Size 10.7 Acres

- 8 Loading Docks / 6 Drive-In Bays
- Construction Masonry
- Heavy Power: 4,000 Amps / 480 Volts / 3 Phase
- Zoning I-1
- Located in an Urban Enterprise Zone: Tax Benefits

Features:

- Seller Fin. Avail. 50% LTV, Interest only @ 6%, Term 5 Years
- Engineer's expansion plans for an additional 21K & 38K SF
- Guaranteed Cap Rate 7.5% / 2 Years on Leaseback Portion
- Recent \$1/4 Million upgraded entire property to LED's



GREINER-MALTZ
of New Jersey, Inc.
REAL ESTATE SERVICES SINCE 1953

FOR ALL
INQUIRIES

CONTACT
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PRICE DRASTICALLY REDUCED
FOR MORE INFORMATION
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