

# AVISON YOUNG

## For Sale

460 Milltown Rd, Bridgewater, NJ



# ±46,396 sf

Fully Air Conditioned and Column Free

Existing recreational facility

For more information: [njindustrial@avisonyoung.com](mailto:njindustrial@avisonyoung.com) or 973 898 4010

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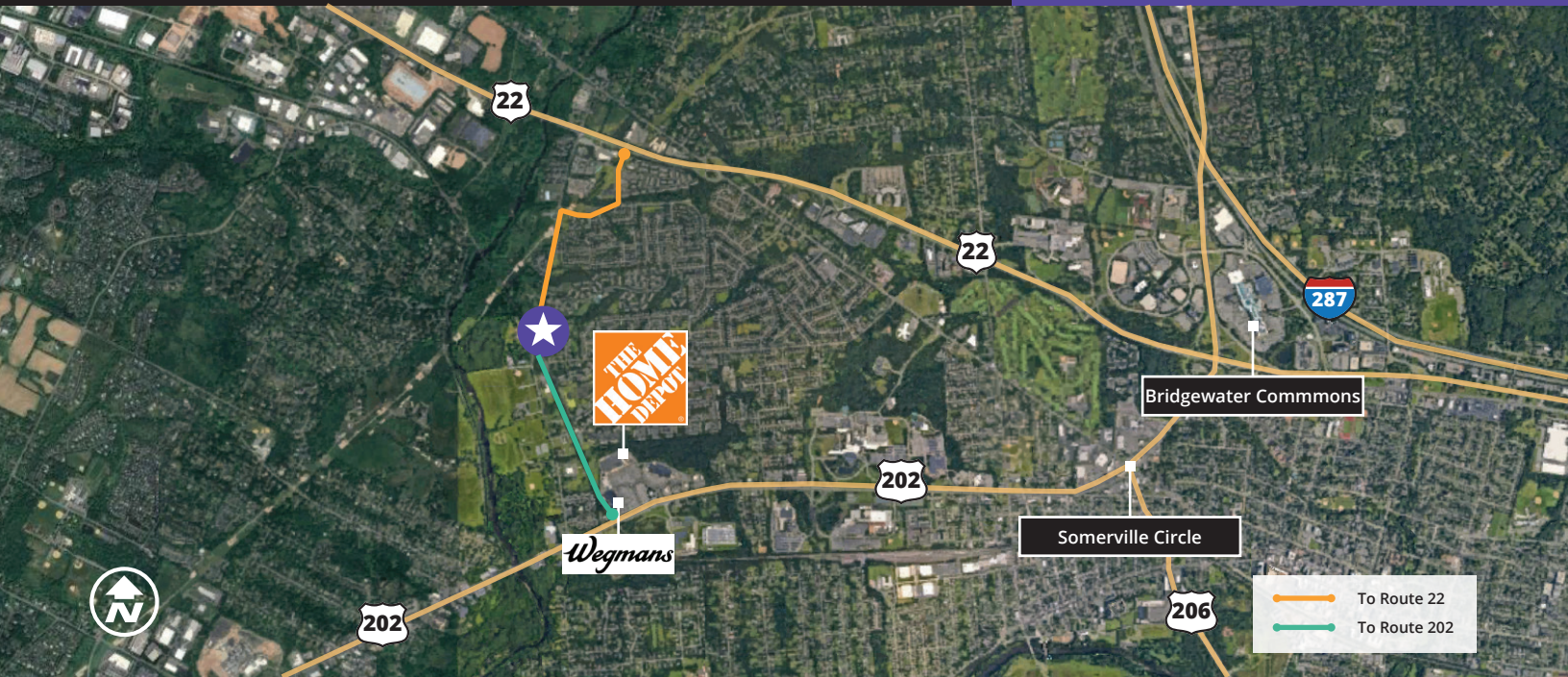
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## Property overview

<b>Building size</b>	± 46,396 sf
<b>Office</b>	± 15,496 sf (two levels)
<b>Area</b>	± 3.80 acres
<b>Clear height</b>	± 18'-38' in warehouse, pitched roof
<b>Loading</b>	4 overhead doors
<b>Parking</b>	98 spaces
<b>Column spacing</b>	Clear span
<b>Year built</b>	1971
<b>Sprinklers</b>	Wet
<b>Taxes (2023)</b>	\$68,534 (\$1.47/sf)
<b>Zoning</b>	P-2 Public/Community Service Zone

### Additional features

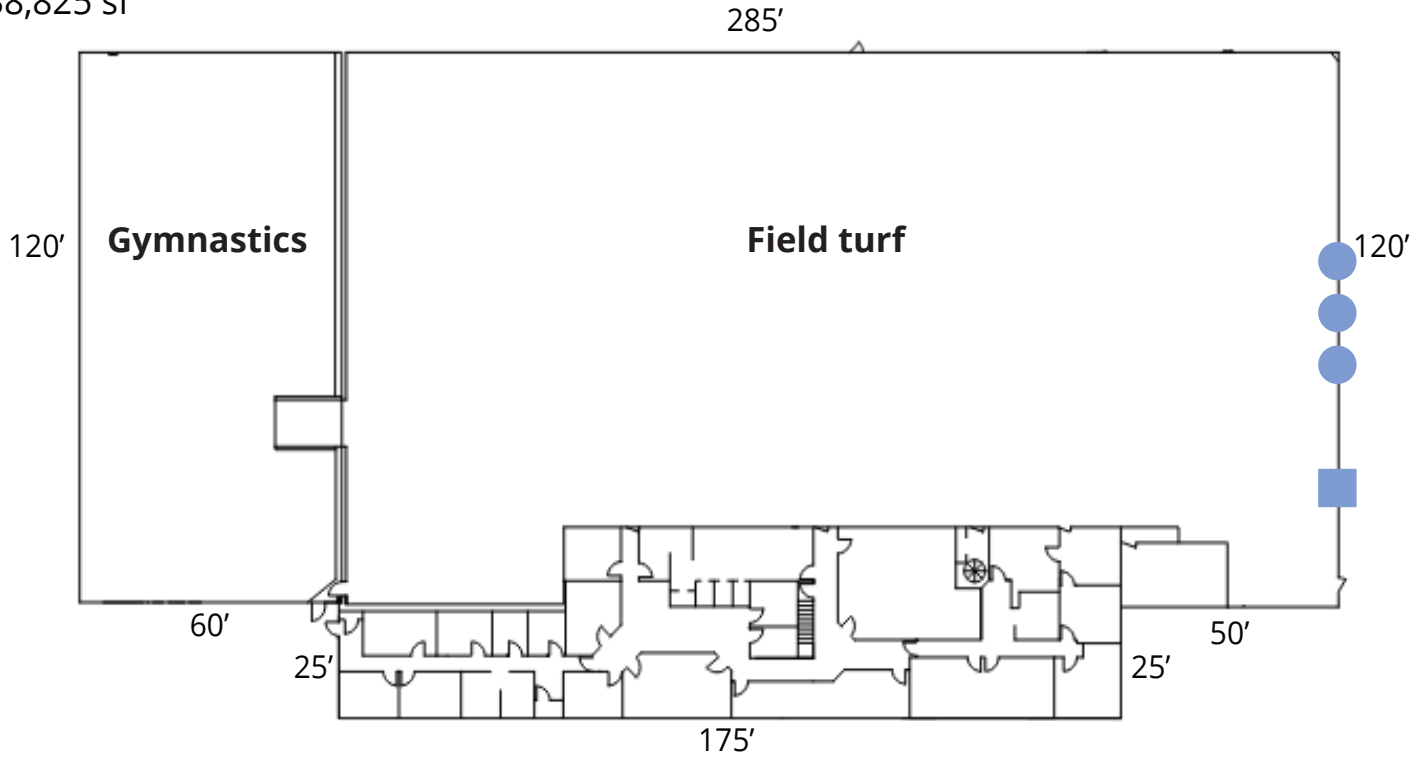
- Existing recreational sports facility
- Move-in ready condition
- Existing locker rooms
- Fully air conditioned
- New roof installed 2023 - 10 year warranty
- Existing "Field turf" - available with the building
- Gymnastics area - equipment not for sale



# Floor plan

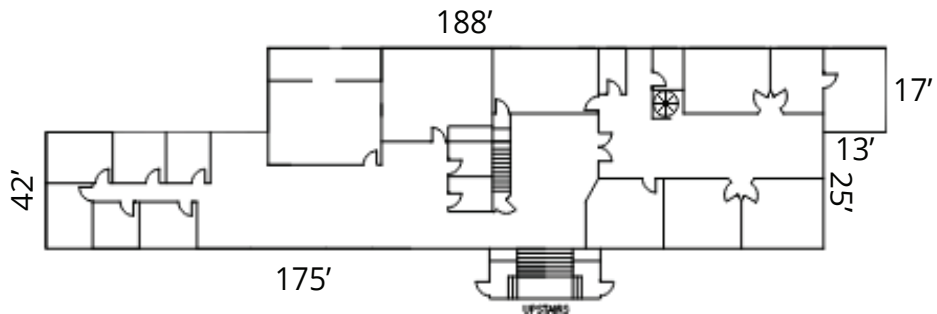
## First Floor

38,825 sf



## Second Floor

7,571 sf

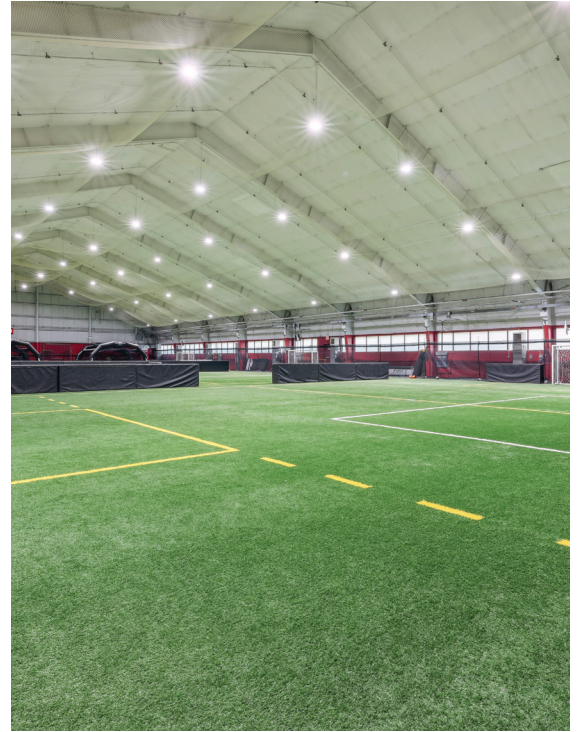


### Drive in doors

- 8' x 10'
- 12' x 14'



## Additional views



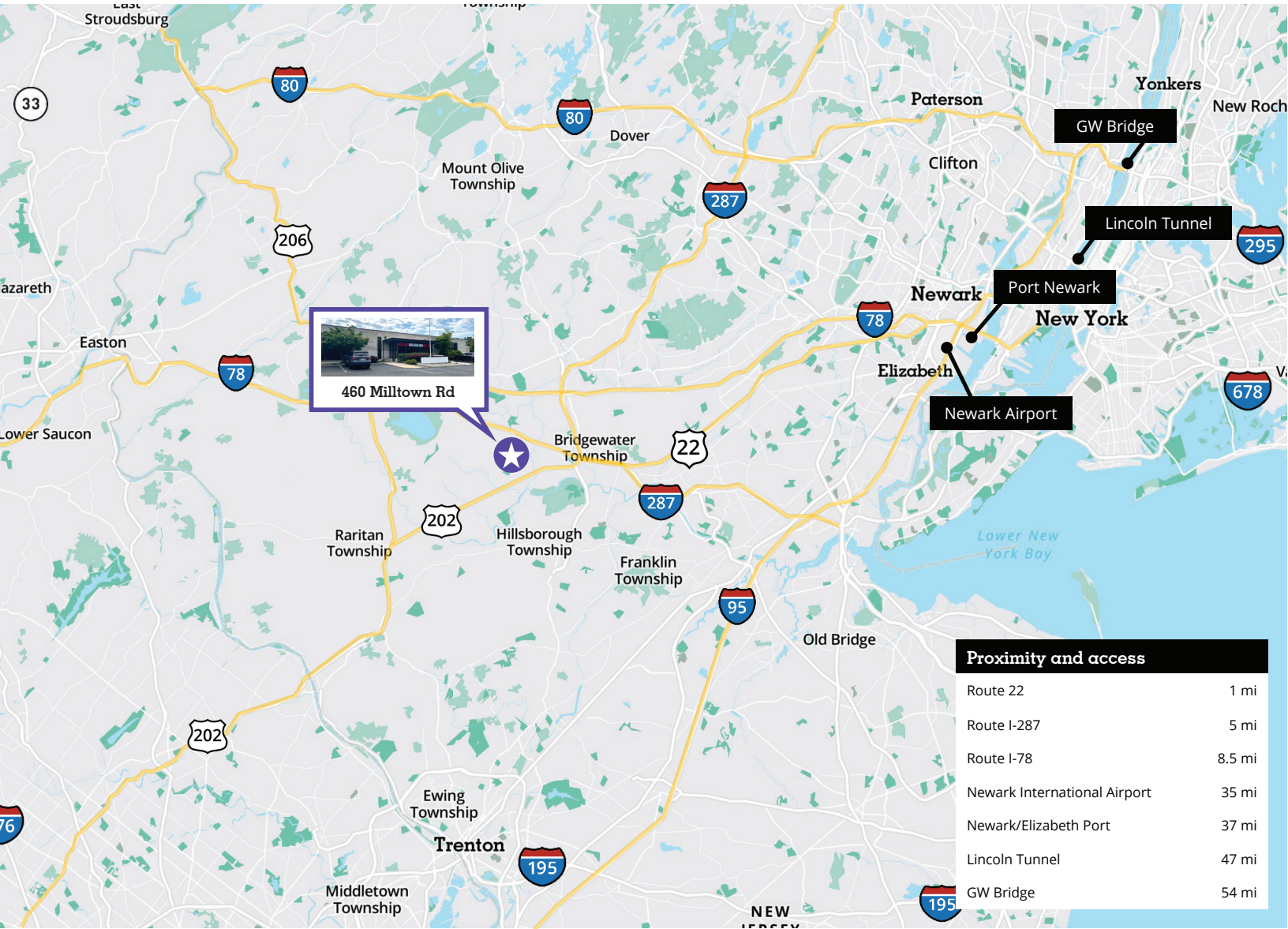


## Additional views





# Location map



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