



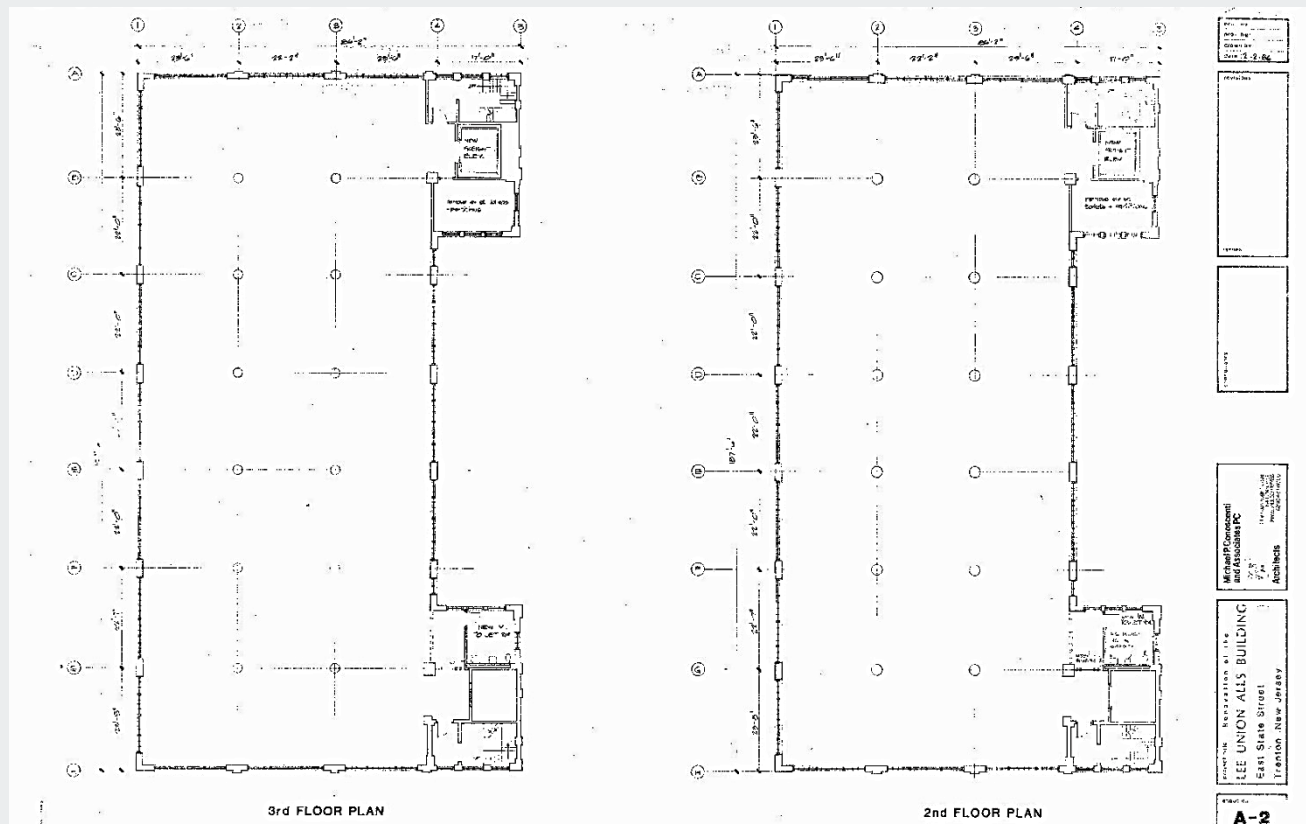
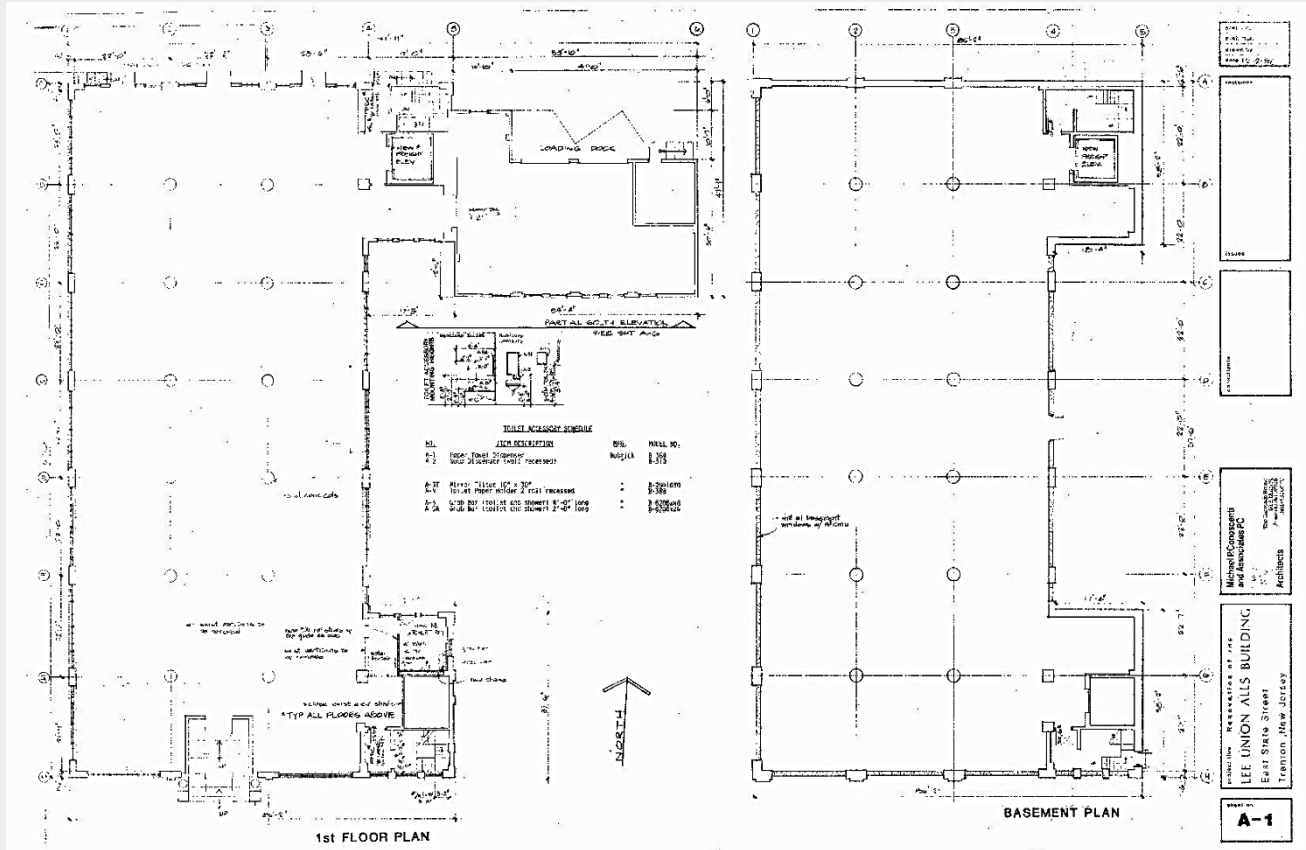
Available for Sale:

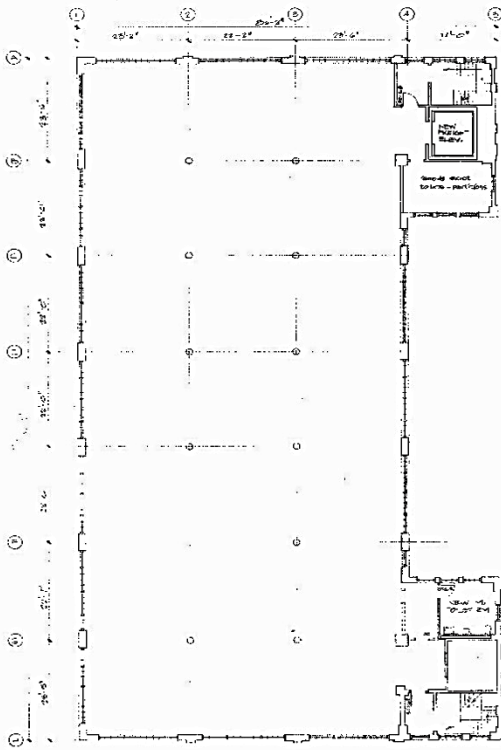
80,000 SF 7-Story Industrial Building

- Warehouse, Loft, Residential Conversion (Redevelopment Project)
- Former Lee Coveralls Building
- 0.75 Acres
- 6 Full Stories above ground, finished basement
- 3 Loading Docks off Rear of Building
- 11' Clear Ceilings
- 1 Operational Elevator
- Taxes: \$138,596
- 11,500 SF per Floor with 1 Bathroom on each
- Zoning: Business B (BB) Zone
- Located just down the street from Trenton Transit Center; Access to Routes 1, 206, I-295
- Current Income from Existing Tenants: \$53,775/yr
- Property falls into 500 years flood prediction area

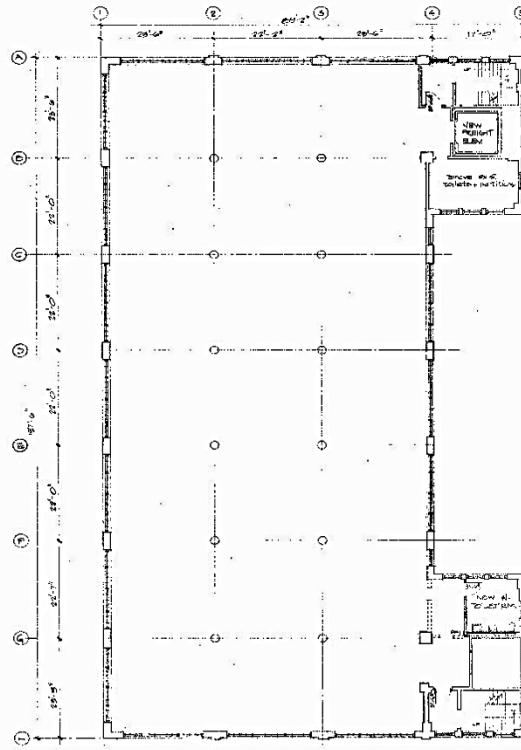
Sales Price: \$4,500,000







5th FLOOR PLAN



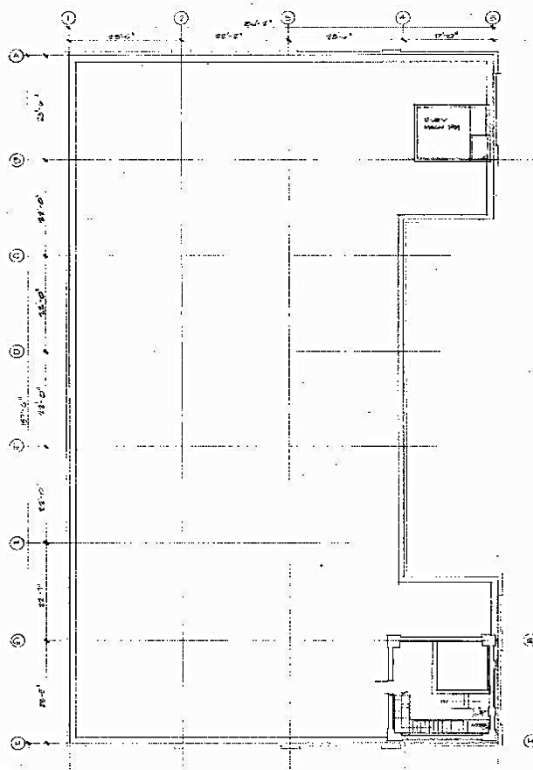
4th FLOOR PLAN

Project No.	576-610
Drawn by	12-12-00
Scale	1/2" = 1'-0"
Revised	
Notes	

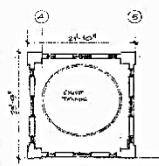
Architect	Fennelly & Associates, Inc.
Engineer	Lee Union Allis Building
Architect	Lee Union Allis Building

Project No.	576-610
Drawn by	12-12-00
Scale	1/2" = 1'-0"
Revised	
Notes	

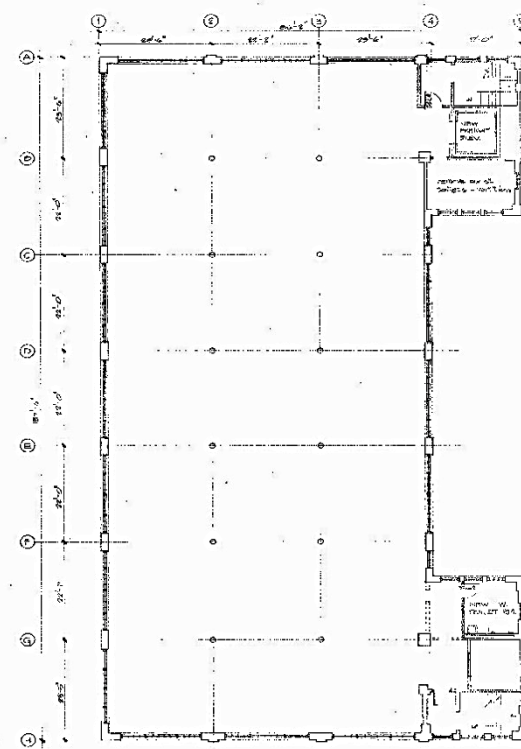
Sheet No.	A-3
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ROOF PLAN



UPPER TOWER PLAN



6th FLOOR PLAN

Project No.	576-610
Drawn by	12-12-00
Scale	1/2" = 1'-0"
Revised	
Notes	

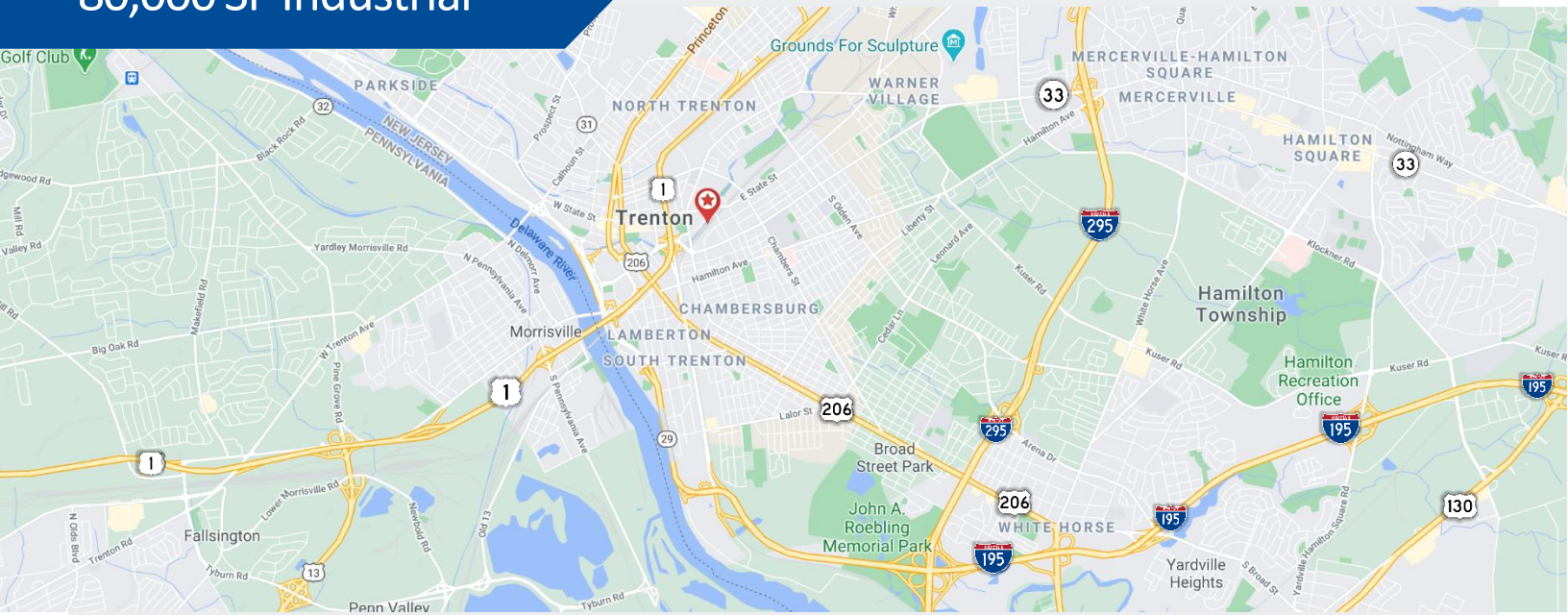
Architect	Fennelly & Associates, Inc.
Engineer	Lee Union Allis Building
Architect	Lee Union Allis Building

Project No.	576-610
Drawn by	12-12-00
Scale	1/2" = 1'-0"
Revised	
Notes	

Sheet No.	A-4
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For Sale
80,000 SF Industrial

576-610 E. State Street
Trenton, NJ 08609



LEE OVERALL BUILDING

