

# FOR SALE – NET LEASE INVESTMENT

## 4054 Quakerbridge Road | Hamilton, NJ



Building: 16,860 SF Industrial-Flex on 1.79 acres. 44 Parking spaces. Rolldown Gate

Tenant: APT (Aquatics Performance Training) | Absolute NNN

Lease Through 2032 | 2 x 5-Year Options | 2.5% Annual Increases

NOI: \$260K (Current) → \$266K (Aug 2026)

Price: \$4,000,000 | Cap Rate: 6.65%

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