

**INDUSTRIAL/
FLEX**

**42,794+/-
SQUARE FEET
EXPANDABLE**

**LARGE PARKING AREA
HIGHWAY ACCESS
PERFECT FOR DISTRIBUTION USE**

How & Where May We Help You?



FOR SALE

2099 MAIN ROAD

NEWFIELD, NJ

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NAI Mertz
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

FOR SALE

2099 MAIN ROAD

NEWFIELD, NJ

BUILDING DESCRIPTION

- 42,794+/- SF
- 7.36 acres

Warehouse Area

- 40,794+/- SF
- Ceiling height: 13'-4" to 20'-4" (certain sections 10'-12')
- Loading: 8 x 10 drive in, 3 automatic docks with levelers (10' x 8'), one drive in (14' x 14')
- Main Area Column Spacing: 26' x 74'

Office Area

- 2,000+/- SF
- Break Room
- Bull pen area
- Electric service:
 - Front Building: 208/120 3 Phase 166KV
 - Rear building: 480/277 3 Phase 192KVA
 - 480/277 to 208/120 Dry Transformer
- Fully air conditioned
- LED lighting
- Oil heat - above ground
- Men's and women's office and warehouse restrooms
- Well water, septic
- Zoning: RA - Residential Agricultural
- Taxes: \$57,996 (2025)



LOCATION INFORMATION

FOR SALE
2099 MAIN ROAD
NEWFIELD, NJ



Distance to

Route 40 (Harding Hwy)	1.5 mi
Route 55	4.8 mi
Black Horse Pike	6.8 mi
Atlantic City Expressway	12.5 mi
NJ Turnpike	23 mi
Philadelphia	31 mi

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