

# INDUSTRIAL PROPERTY FOR SALE



## OFFERING SUMMARY

Building Size:	+/- 12,200 SF
Acres:	+/- 0.39
Drive in Doors:	2
Zoning:	Industrial
2024 Real Estate Taxes:	\$19,133.50

## PROPERTY OVERVIEW

### Property Features:

- 12,200 SF freestanding industrial building
- 17' ceiling height
- Two (2) drive-in doors
- Outside storage area
- City Water, City Sewer
- Gas Heat
- Current use serves the architectural and landscaping community with unique cast stone and architectural concrete products.

### Prime Location & Access:

- 1 mile to U.S. Route 22
- 2 miles to NJ Route 533
- 5 miles to I-287
- 5 miles to Rt 206
- Quick access to the NJ Turnpike, Garden State Parkway, and the greater Northeast corridor

### Ideal For:

- Contractors
- Manufacturers
- Fabricators



## SHELDON GROSS REALTY, INC.

80 MAIN STREET  
WEST ORANGE, NJ 07052  
SHELDONGROSSREALTY.COM

Joshua Glusky | (O): 973.325.6200 Ext.121 | (C): 908.256.0262 | [jglusky@sheldongrossrealty.com](mailto:jglusky@sheldongrossrealty.com)

Jonathan Glick | (O): 973.325.6200 Ext.120 | (C): 908.568.7188 | [jglick@sheldongrossrealty.com](mailto:jglick@sheldongrossrealty.com)

*for more information:*

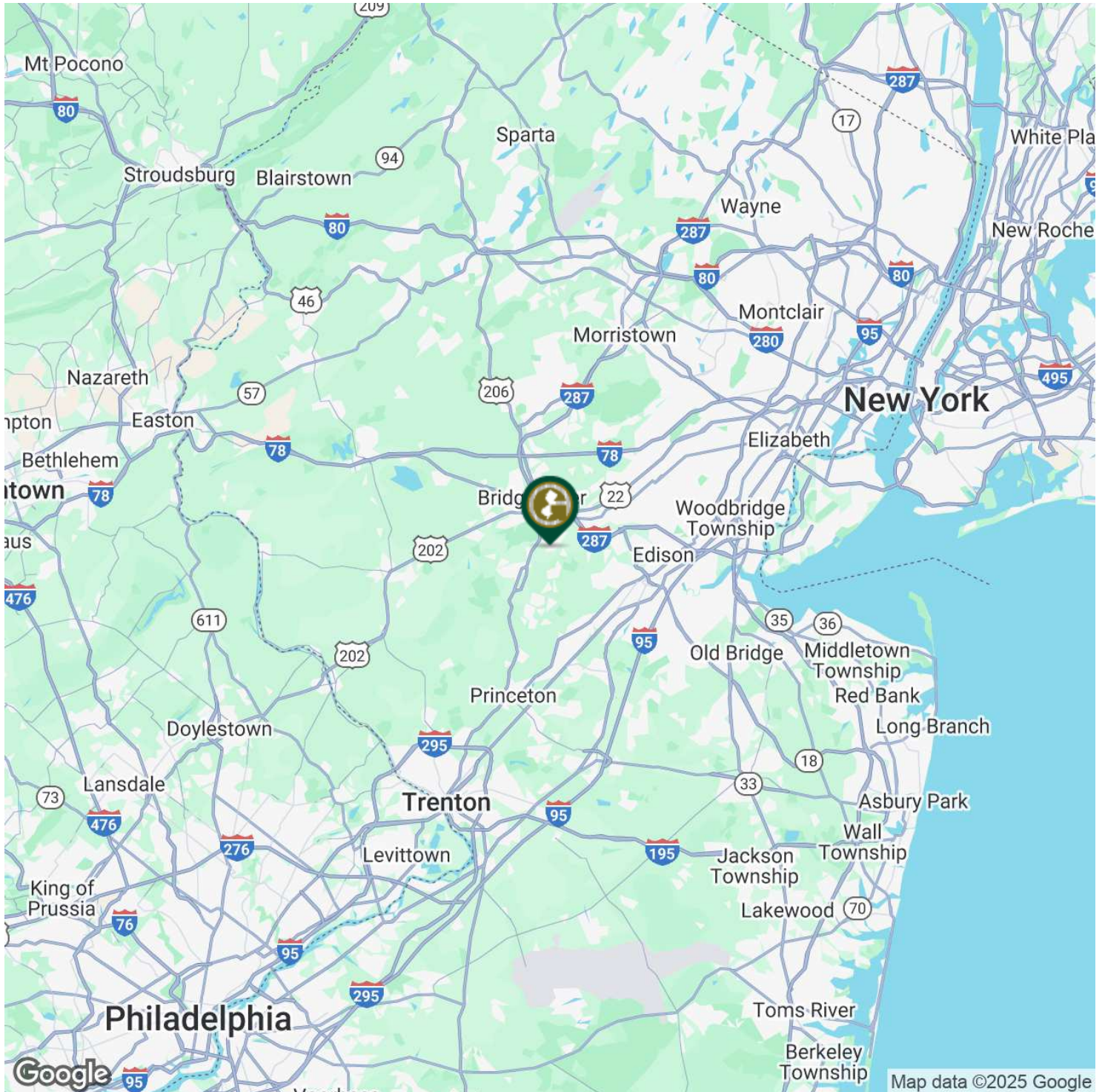
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental, prior sale, lease, financing, withdrawal without notice or other conditions.



959 KENNEDY BLVD  
MANVILLE, NJ 08835

PAGE: 2

## LOCATION MAP



### SHELDON GROSS REALTY, INC.

80 MAIN STREET  
WEST ORANGE, NJ 07052  
SHELDONGROSSREALTY.COM

Joshua Glusky | (O): 973.325.6200 Ext.121 | (C): 908.256.0262 | [jglusky@sheldongrossrealty.com](mailto:jglusky@sheldongrossrealty.com)

Jonathan Glick | (O): 973.325.6200 Ext.120 | (C): 908.568.7188 | [jglick@sheldongrossrealty.com](mailto:jglick@sheldongrossrealty.com)

*for more information:*

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental, prior sale, lease, financing, withdrawal without notice or other conditions.