

# FOR SALE - 18,400 SF 60 HARDING AVENUE, DOVER



## PROPERTY SPECS:

**Total Space:** 18,400 SF (100% A/C)

Building 1: 13,400 SF

Building 2: 5,000 SF

**Loading:** Building 1: 1 Dock

Building 2: 1 Dock & 1 Drive-in

**Utilities:** Gas Heat | City Water & Sewer

**Power:** 5,000 amps (TBD)

**Roof:** 2022

**Year Built:** 1966/1970

**Parking:** 51 spaces

**Zoning:** Industrial

**Land Area:** 1.28 Acres

**Sale Price:** \$3,300,000.00

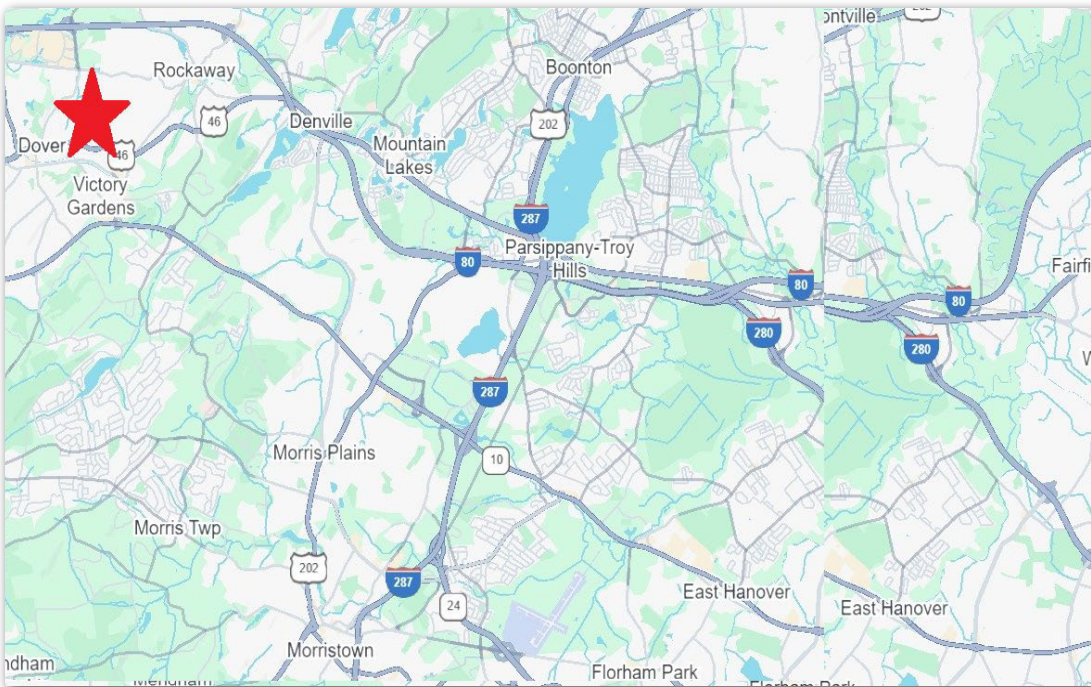
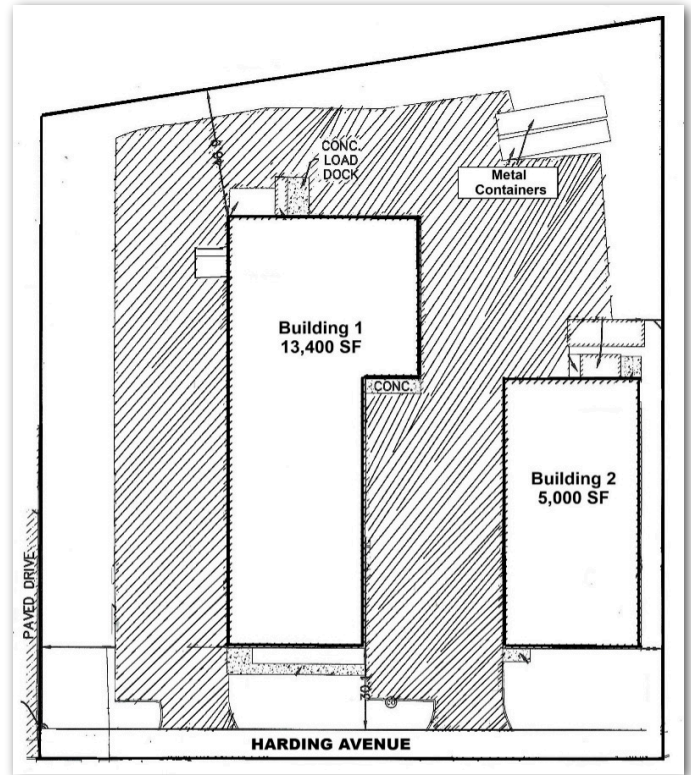
(\$179.00 PSF)

**Tax:** \$2.30 PSF

**Ceiling Height:** 13' Clear



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**Location Highlights:**

Strategic Access: Located near Route 46 and Route 15, with quick access to I-80.

Transit: Close to Dover NJ Transit train station, offering direct service to NYC.

Nearby Businesses: Surrounded by light industrial, commercial, and retail establishments.

*For more information, please call our Office at (973) 299- 0900 or our Exclusive Broker listed below:*

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