

1480 ROUTE 22
BRIDGEWATER, NJ 08807

+/- 100,000 SF ON +/- 10 ACRES FOR OUTDOOR STORAGE



OFFERING SUMMARY

Building Size:	+/-100,000 SF
Lot Size:	9.411 Acres
Zoning:	M1-C (Manufacturing)
Ideal Uses:	Warehouse Manufacturing Truck/Car Parking Raw Material Storage Building Supply
Ceiling Height:	Varied
Taxes (2019):	\$107,480

PROPERTY OVERVIEW

- Immediate Availability
- Large Secured Yard Ideal for Outdoor Storage
- Rail Possible
- Three Multi Purpose Industrial Buildings on Site
- Immediate Access to Rt 22 and 287

LOCATION OVERVIEW

- Immediate Access to Route 22, 287 and 28
- Located at the redesigned interchange of Rt 22, 287 and Chimney Rock Rd
- Less than 1 Hour From NYC, New York State and Lehigh Valley PA
- 23 Miles from Ports
- 12 Miles from NJ Turnpike



SHELDON GROSS REALTY, INC.

80 MAIN STREET
WEST ORANGE, NJ 07052
SHELDONGROSSREALTY.COM

Jonathan Glick | (O): 973.325.6200 Ext.120 | (C): 908.568.7188 | jglick@sheldongrossrealty.com
Matthew Leonelli | (O): 973.325.6200 Ext.118 | (C): 908.220.9861 | mleonelli@sheldongrossrealty.com
Glenn Jaffe | (O): 973.325.6200 Ext.127 | (C): 732.688.9736 | gjaffe@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.

1480 ROUTE 22
BRIDGEWATER, NJ 08807

ADDITIONAL PHOTOS



SHELDON GROSS REALTY, INC.

for more information:

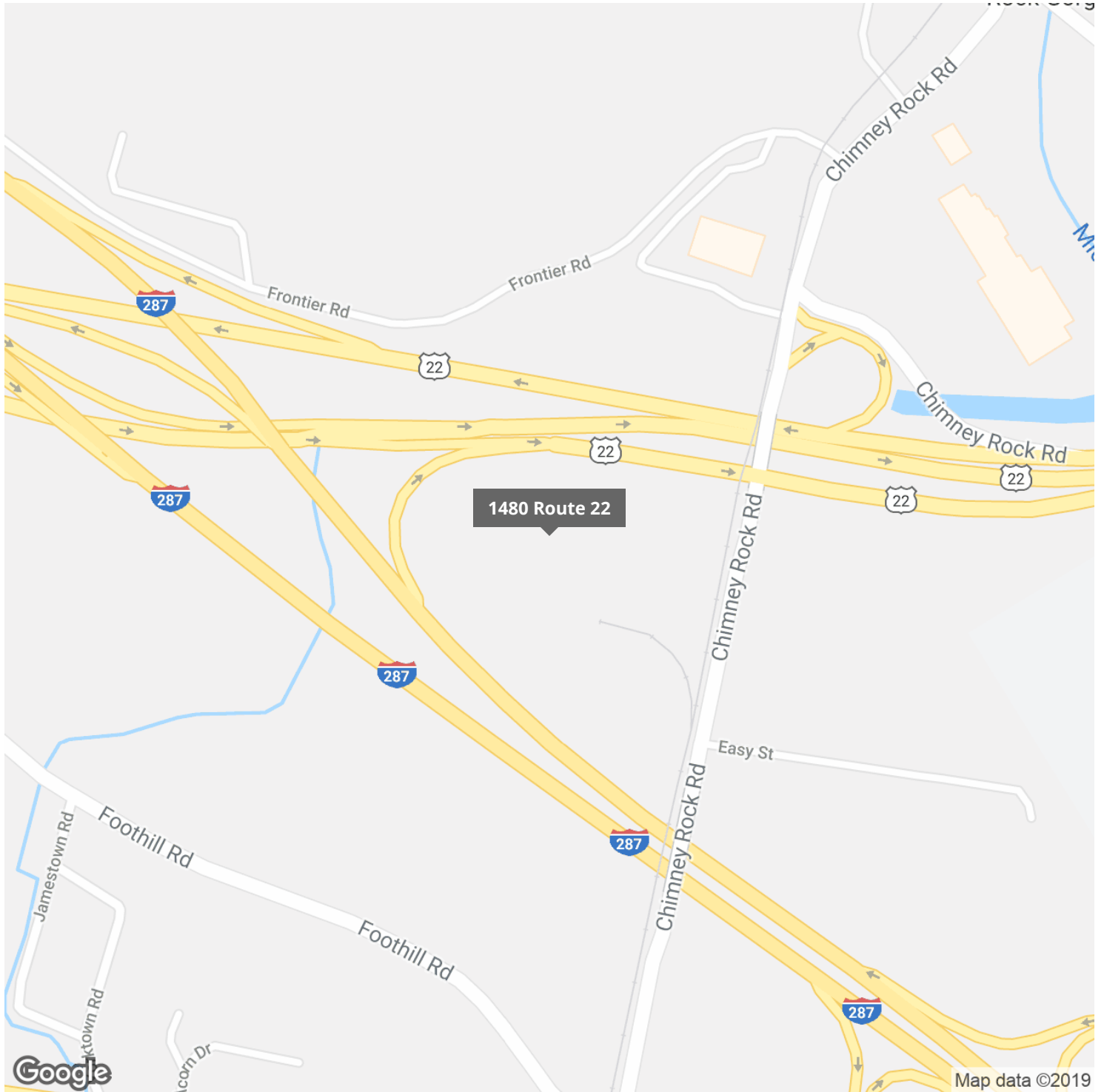
80 MAIN STREET
WEST ORANGE, NJ 07052
SHELDONGROSSREALTY.COM

Jonathan Glick | (O): 973.325.6200 Ext.120 | (C): 908.568.7188 | jglick@sheldongrossrealty.com
Matthew Leonelli | (O): 973.325.6200 Ext.118 | (C): 908.220.9861 | mleonelli@sheldongrossrealty.com
Glenn Jaffe | (O): 973.325.6200 Ext.127 | (C): 732.688.9736 | gjaffe@sheldongrossrealty.com

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.

1480 ROUTE 22
BRIDGEWATER, NJ 08807

LOCATION MAPS



SHELDON GROSS REALTY, INC.

for more information:

80 MAIN STREET
WEST ORANGE, NJ 07052
SHELDONGROSSREALTY.COM

Jonathan Glick | (O): 973.325.6200 Ext.120 | (C): 908.568.7188 | jglick@sheldongrossrealty.com
Matthew Leonelli | (O): 973.325.6200 Ext.118 | (C): 908.220.9861 | mleonelli@sheldongrossrealty.com
Glenn Jaffe | (O): 973.325.6200 Ext.127 | (C): 732.688.9736 | gjaffe@sheldongrossrealty.com

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.