

FOR SALE

# 7,000 SF WAREHOUSE ON 3.06 ACRES



## OFFERING SUMMARY

Sale Price:	\$2,300,000
Building Size:	7,000 SF
Available SF:	7,000 SF
Lot Size:	3.06 Acres
Ceiling Heights:	16'-20'
Loading:	1 Loading Dock 2 Drive in Doors
Power:	1,000 Amps 3 Phase
Renovated:	2021
Zoning:	SED
Taxes:	\$22,872 (2022)

## PROPERTY OVERVIEW

7,000 sf Industrial Building for Sale. The buildings sits on 3.06 Acres with Outside Storage permitted.

Property to be delivered vacant for a user.

- Recently renovated
- Heavy Power
- 360 Degree Truck Circulation
- Fenced Yard for Storage
- Grade and Dock High Loading

## LOCATION OVERVIEW

- Route 9 - 3.3 Miles - 8 Minutes
- Route 33 - 4.1 Miles - 8 Minutes
- US 195 - 5.9 Miles - 10 Minutes
- Garden State Parkway - 7.9 Miles - 12 Minutes
- Driscoll Bridge - 22 Miles - 25 Minutes
- Port Newark - 43.7 Miles - 54 Minutes
- Port of Philadelphia - 58.9 Miles - 1 Hour



## SHELDON GROSS REALTY, INC.

80 MAIN STREET  
WEST ORANGE, NJ 07052  
SHELDONGROSSREALTY.COM

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

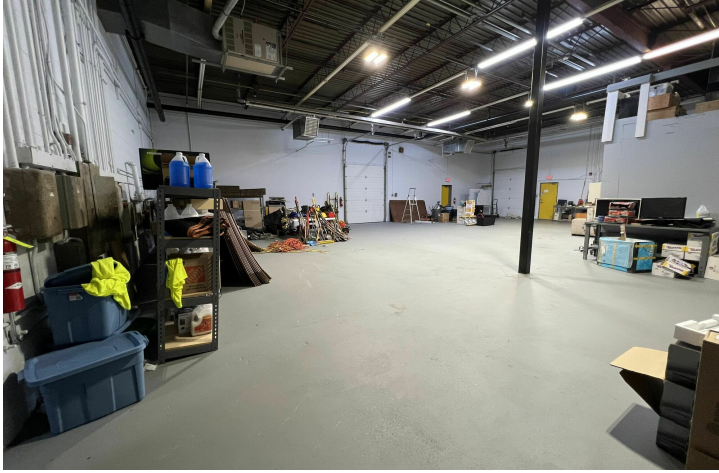
*for more information:*

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98 INDUSTRIAL COURT  
HOWELL, NJ 07731

# ADDITIONAL PHOTOS



**SHELDON GROSS REALTY, INC.**

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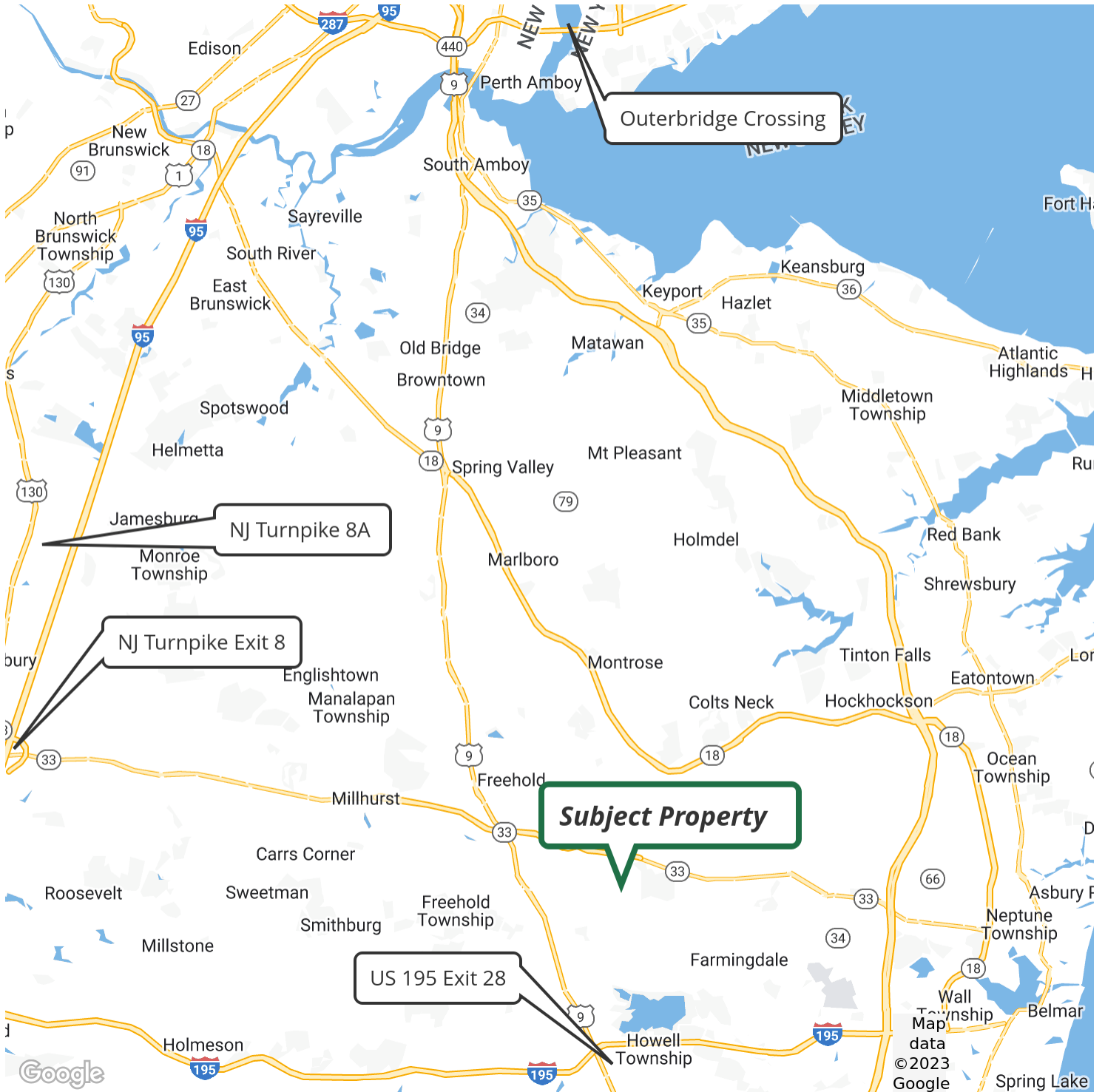
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# LOCATION MAP



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