

54 STATE ROUTE 12

FLEMINGTON:: NJ 08854

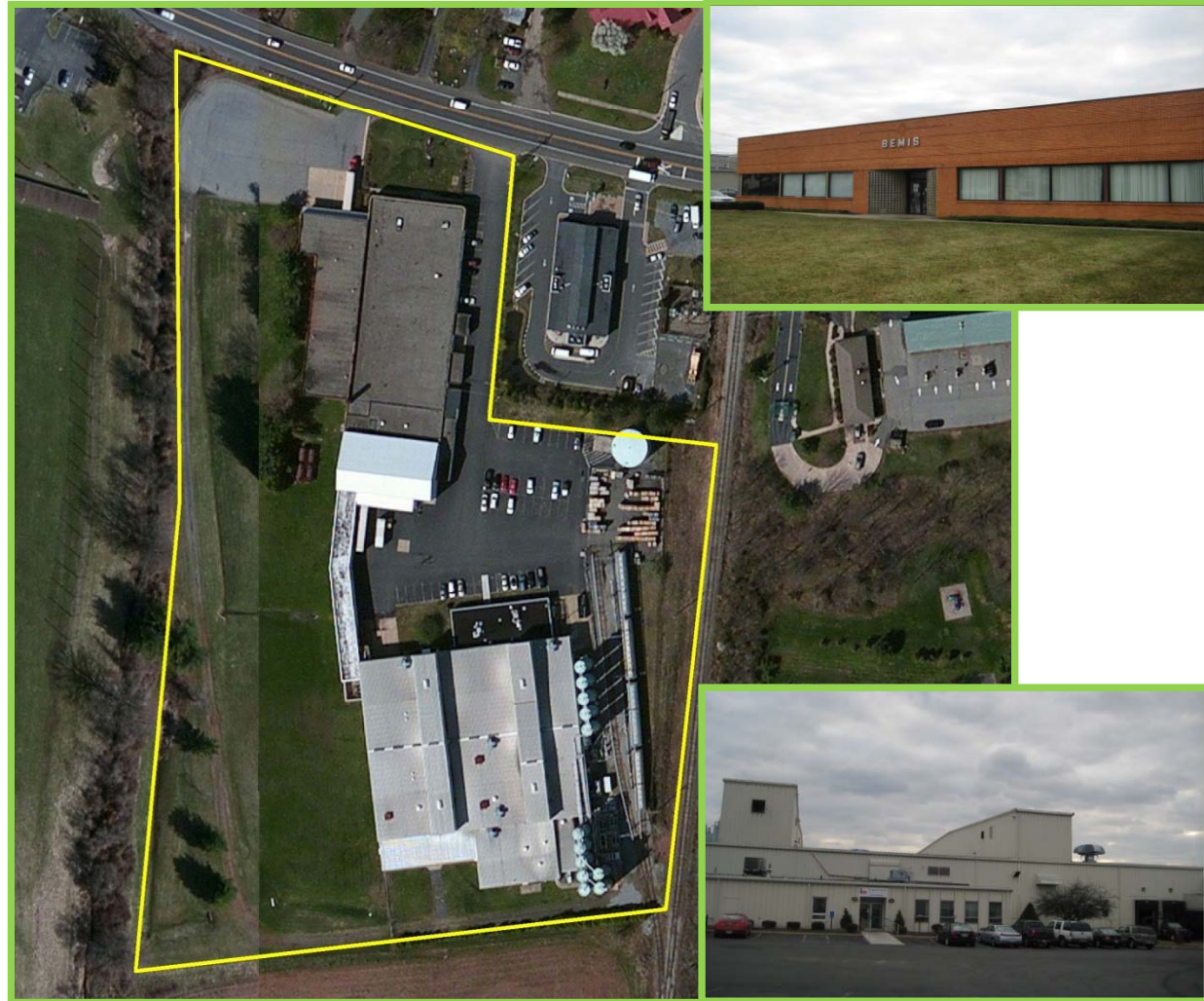
AVAILABLE FOR SALE



TOTAL BUILDING SF:	± 100,175 SF
AVAILABLE SF :	± 100,175 SF
OFFICE SPACE:	± 4,000 SF
LAND:	± 9.75 Acres
YEAR BUILT:	1947; 1970
CEILING HEIGHT:	16'-47'
CAR PARKING:	67 Spots
HEAT:	Gas
SPRINKLER:	-Wet in warehouse & manufacturing buildings - Dry in tunnel section
POWER:	4,000 amps, 480 volts
LOADING:	6 Tailboard Doors 3 Drive-in Doors
EST. TAXES:	\$1.22 PSF
ASKING PRICE:	\$3,400,000

COMMENTS

- Two (2) active rail sidings: Black River and Western Shortline , connecting to Norfolk Southern. Can accommodate nine (9) rail cars
- Twelve (12) silos that each hold 180,000 lbs of resin product
- 250,000 gallon water capacity
- Easy access to Route 31, Route 12, Route 202, Route 287, Route 78, & Route 95



FOR MORE INFORMATION CONTACT

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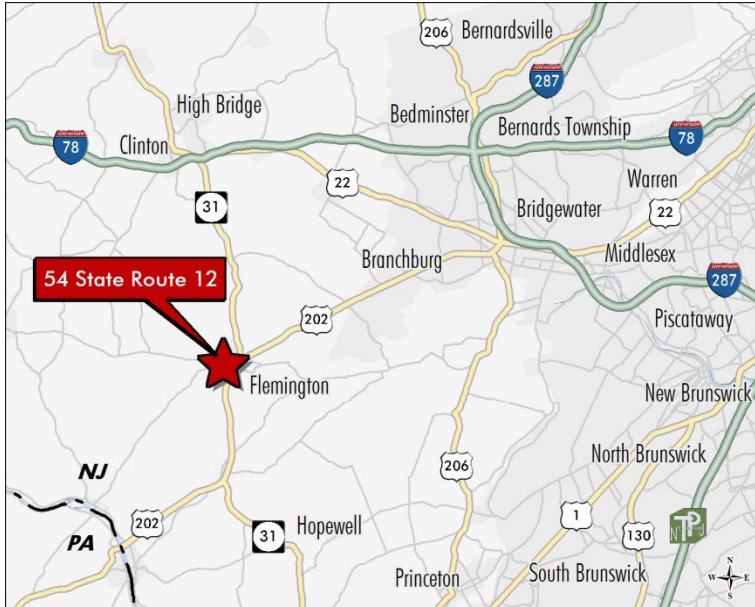
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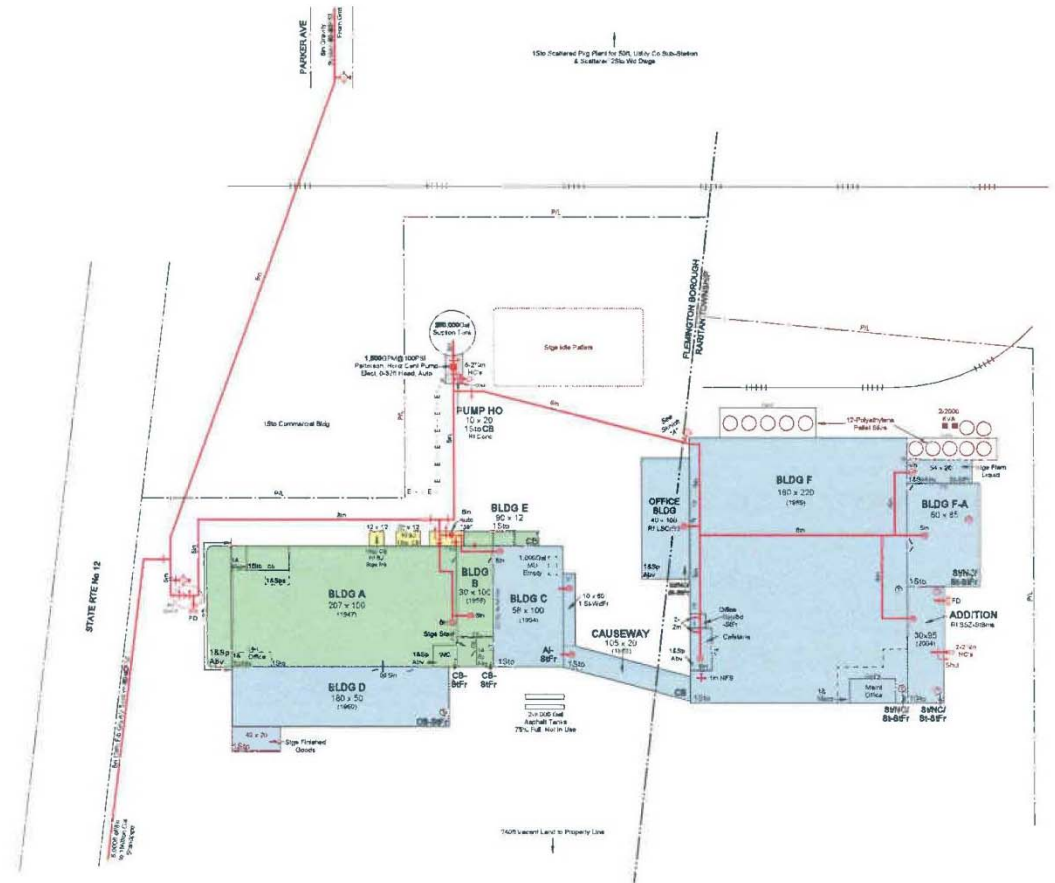
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LOCATION MAP



SITE PLAN



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