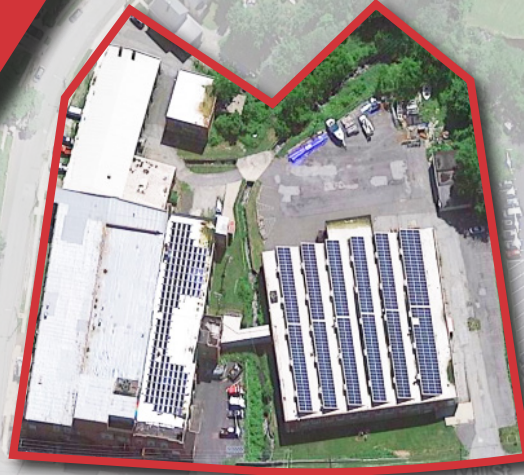


135,000 SF FOR SALE
INDUSTRIAL/FLEX
74,630 SF FOR LEASE

75
Mill Street
NEWTON, NJ

*Owner
Financing
Available*



ZONED FOR CANNABIS USE

Sale Information

- 4 buildings totaling 135,000 SF
- 74,630 SF vacant; remaining space is leased
- 4.16 acres
- 4 loading docks
- 2 drive-ins
- 2.5 parking spaces per 1,000 SF
- Major renovations/upgrades completed
(see following page)
- Motivated Seller - Retiring

Lease Information

- 74,630 SF available for lease
- Consists of two (2) buildings
- Three (3) tailgates
- Month-to-month lease
- Renovated buildings



GREAT OWNER/USER OR INVESTMENT OPPORTUNITY

CALL FOR PRICING

Sig Schorr, Senior Vice President

973 463 1011 x174 | sschorr@naihanson.com

NAI James E. Hanson
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

FOLLOW US!      | NJ Offices: Teterboro | Parsippany | naihanson.com | Member of NAI Global with 325 Offices Worldwide

SERVICES OFFERED

Brokerage • Property Management • Corporate Services • Financing • Logistics • Government Services • Healthcare • Tenant Representation • Cold Storage • Investment Services

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by NAI James E. Hanson

75 Mill Street NEWTON, NJ

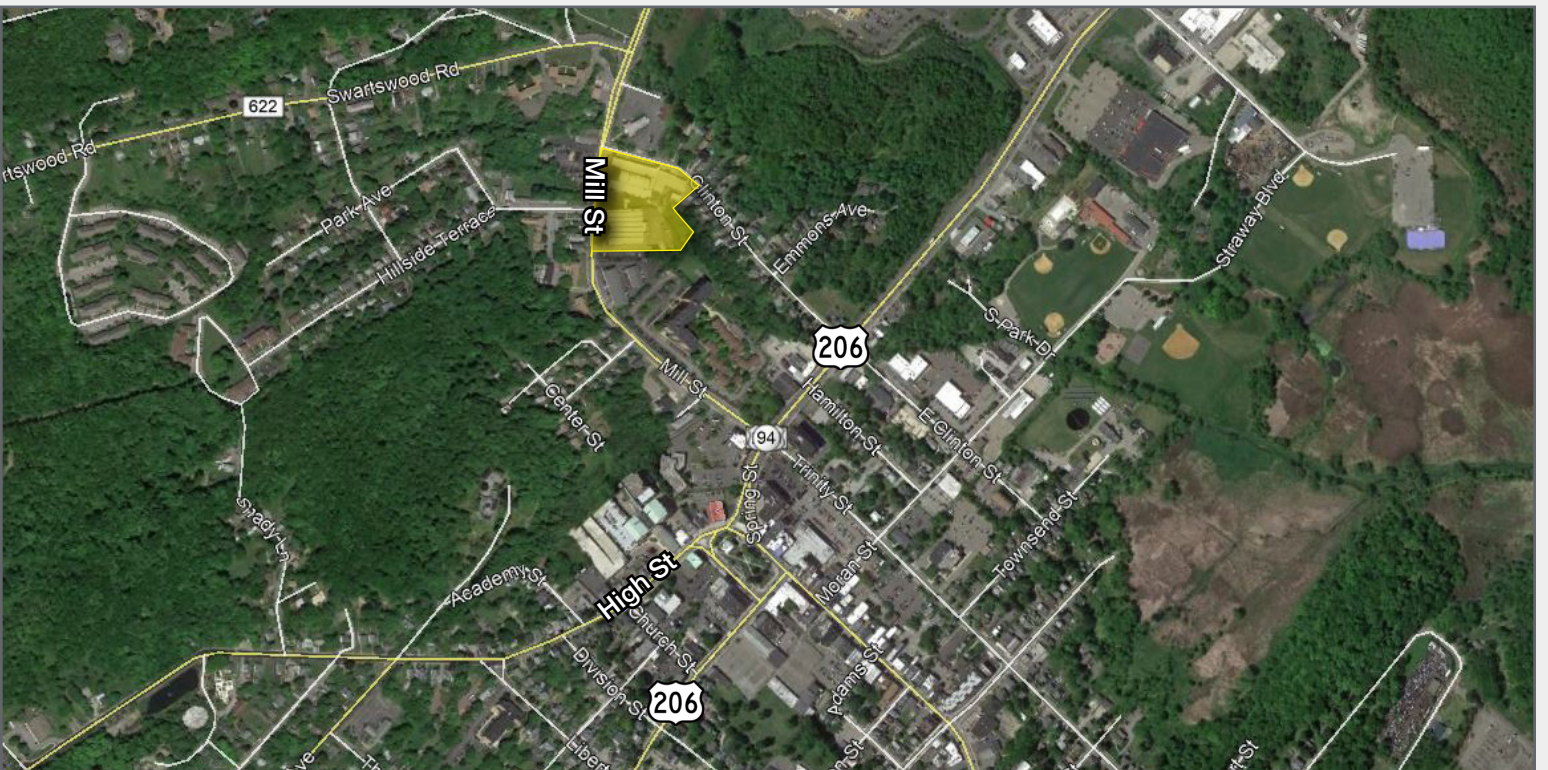
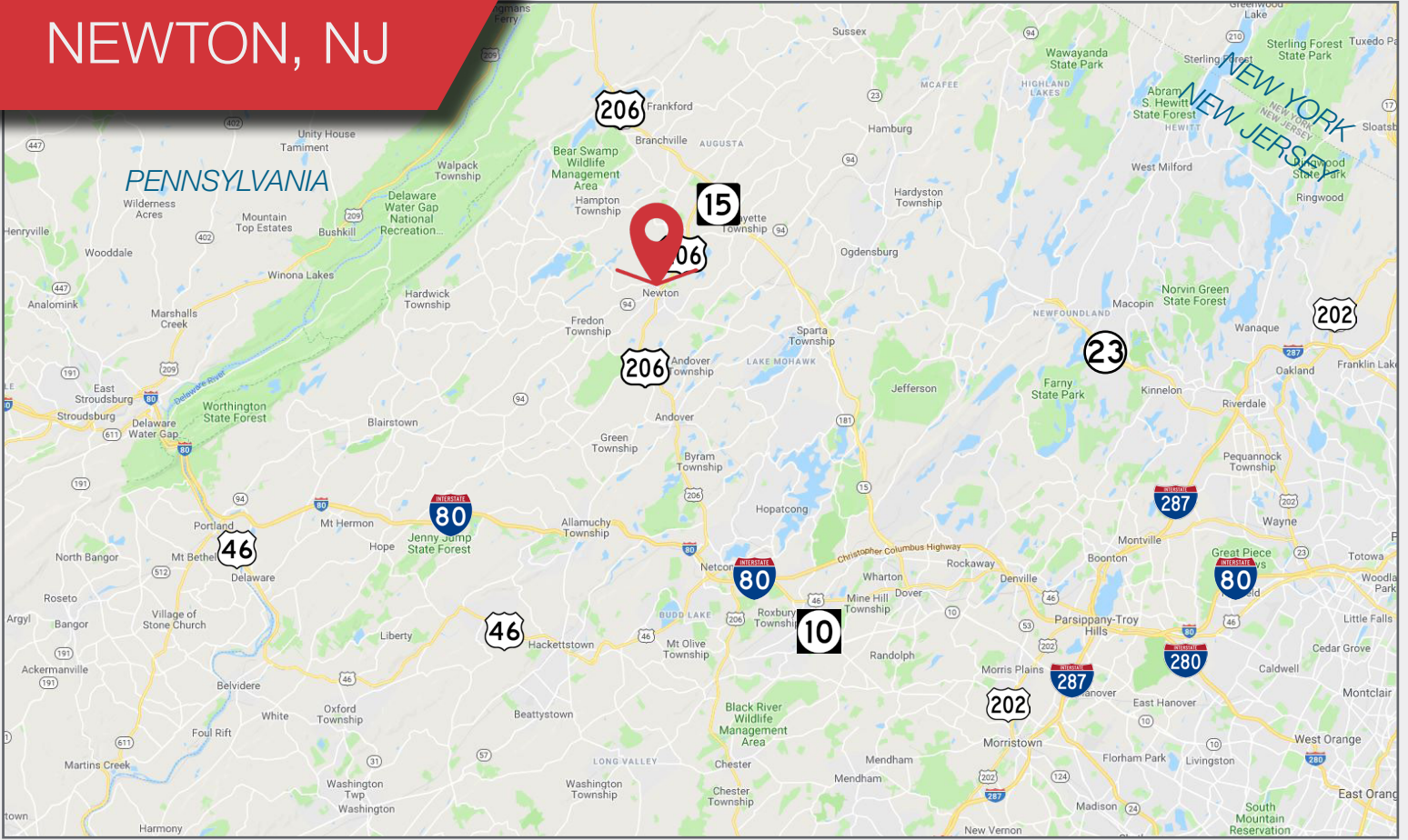
PROPERTY DETAILS

- Repaved parking lot *2018*
- Repaved parking area of Alessandra Misc. Metal Work *2014*
- New roof on 88,000 SF including substantial structure repair *2016*
- Re-covered window surrounds with corrugated steel *completed 2020*
- New custom, fabricated steel steps and loading docks *completed 2020*
- Repaired substructure and large areas of wood floors *2015 to present*
- Renovated large sections of fire suppression system *\$77,000*
- Upgraded cellular notification system
- Upgraded outdoor perimeter lighting
- Re-poured concrete pads for stairs and entryways
- Rehabilitated non-working freight elevator in Building 1
- Replaced various exterior and overhead doors with new steel models
- *NEW* furnace in Building 3
- *NEW* lighting on second floor
- *NEW* solar project electric system *completed in 2020* with *\$66,000 per year SREC* (12 years remaining)



75 Mill Street NEWTON, NJ

ROAD MAP & AERIAL



75 Mill Street NEWTON, NJ

OWNER FINANCING AVAILABLE



CANNABIS USE

135,000 SF INDUSTRIAL/FLEX OR RETAIL FOR SALE

GREAT OWNER/USER OR INVESTMENT OPPORTUNITY

CALL FOR PRICING

RETIRING; MOTIVATED SELLER!

\$66,000/YR SREC | 12 YRS REMAINING

Sig Schorr, Senior Vice President

973 463 1011 x174 | sschorr@naihanson.com