

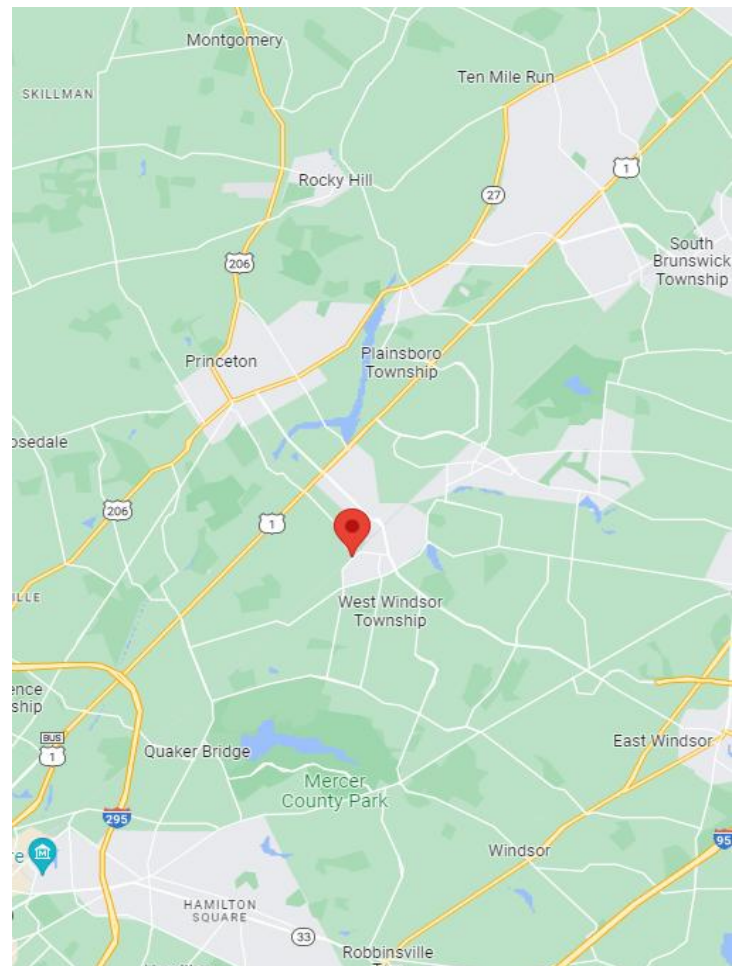


## For Sale

### 21,164 SF Industrial Property

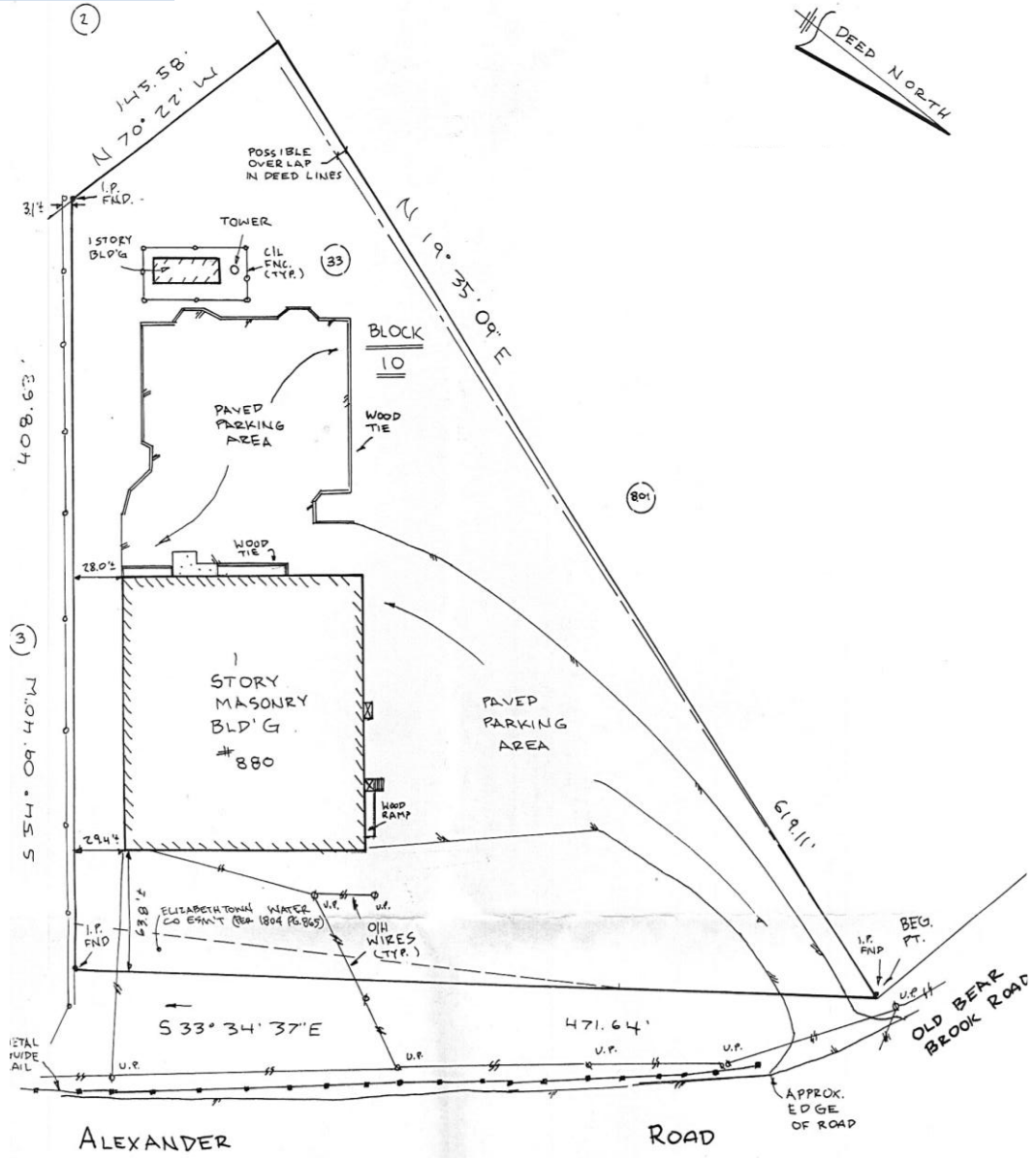
- 50% Leased; 11,000 SF Vacant
- \$166,000 Gross Income
- Est. Operating Expenses: \$51,000
- NOI: \$115,000
- Ceiling Height: 18'
- Lot Size: 3 Acres
- Loading:
  - 1 Tailgate 10'x10'
  - 1 Drive-in 10'x10'
  - 1 Drive-in 12'x16'
- Clear Span: Steel Trusses
- Parking: 20 Spaces
- Taxes: \$23,639.11
- Zoning: ROM1
- 356 Solar Panels on Roof Generating 90-100,000 kWh per year

**Sale: \$3,000,000.00**



**For Sale**  
 21,164 SF  
 Industrial Property

**880 Alexander Road**  
 Princeton, NJ 08540



Estimated Operating Expenses	
Electric	\$3,000
Grounds	\$1,500
Sewer & Water	\$1,500
Taxes	\$25,000
Insurance	\$20,000
	<b>\$51,000</b>