

CONFIDENTIAL SALE OFFERING

15 Burnt Tavern Rd, Clarksburg, New Jersey



FOR ADDITIONAL INFORMATION OR TO SCHEDULE A TOUR

Dan De Palma

NORTH AMERICAN REALTY

Owner, Broker of Record

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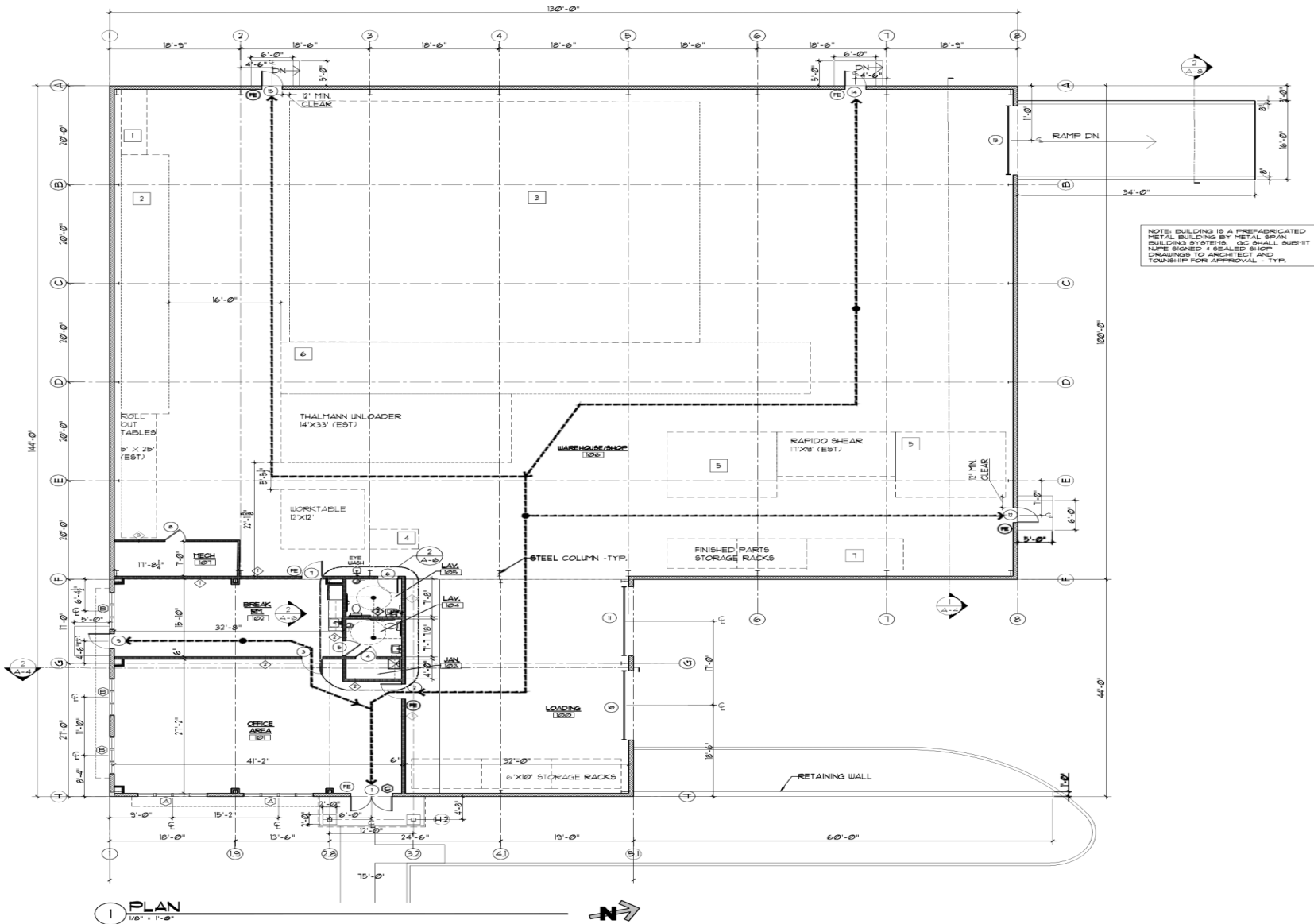
BUILDING SPECIFICATIONS

- **SQUARE FOOTAGE – 16,300 Comprised of 14,410 sf warehouse, 1,890 sf office/showroom**
- **Lot Acreage 1.66**
- **24 ft clear to eaves w/ 34 ft at center peak**
- **Heavy Power – 600 amp 277/480v 3 phase 4 wire electric service**
- **Heavy floor loading with double reinforced rebar**
- **1 Kohler 300 kW generator – 400amps/8,600 watts**
- **24 Gauge standing seam metal roof**
- **2 - Oversized “Big Ass” fans**
- **3 – Thermocore Model 592 Insulated Overhead Doors 14x14**
- **2024 Taxes estimated \$44,000**
- **SALE PRICE \$5,399,000**

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Information herein was obtained from reliable sources but no warranty is made to the completeness or accuracy of this information by any representative of North American Realty, LLC

FLOOR PLAN



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ADDITIONAL PHOTOS



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