



PHOENIX COMMERCIAL PARK

1011 Route 22, Phillipsburg, NJ | **Warren County**

75,000 SF HIGH-VISIBILITY LOT
DAILY TRAFFIC EXCEEDS 30,000 VEHICLES

AVAILABLE FOR SALE OR LEASE
ASKING PRICE UPON REQUEST

RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1

Large 4.87 Acre Lot with Unmatched Visibility

1,200 linear feet of prime frontage along Route 22. Ideal location for high-impact retail or showrooms for national brands requiring maximum brand recognition.

#2

High-Visibility Corridor

Located directly on Route 22, the property benefits from exceptional exposure on one of the region's primary commercial arteries. The site captures high daily traffic counts exceeding 30,000 VPD and offers superior signage opportunities for national or regional tenants.

#3

Strategic Logistical Positioning

The site offers seamless connectivity to the I-78 and Route 22 interchange, placing it within a critical logistics triangle. This location provides efficient access to the Lehigh Valley market, the Port of Newark, and major metropolitan hubs in New York City and Philadelphia.

#4

Flexible Zoning and Value-Add Potential

Zoned HB-ROM (Highway Business - Research Office Manufacturing), the property allows for a wide array of permitted uses, from light manufacturing to retail distribution. Retail shops and services are explicitly listed as permitted activities within highway business districts to serve both regional traffic and the surrounding industrial or research facilities.



PROPERTY OVERVIEW

RIPCO Real Estate has been retained on an exclusive basis to arrange for the sale of **1011 Route 22** — Phillipsburg, NJ (the 'Property').

The property features a substantial 75,000 SF flex/industrial building situated on approximately 4.87 acres. Its layout supports a diverse range of uses, including retail showrooms, high-bay warehousing, and professional office suites, providing an investor with multiple leasing avenues to mitigate vacancy risk.

The property's high-visibility is ideal for multi-tenant retail redevelopment.

PROPERTY SUMMARY

THE OFFERING

Property Address	1011 Route 22
Neighborhood	Phillipsburg, NJ
County	Warren
Block / Lot	100 / 2.03, 3, 4
Gross Lot Sq. Ft.	212,137 SF
Lot Size	4.87 Acres

BUILDING INFORMATION

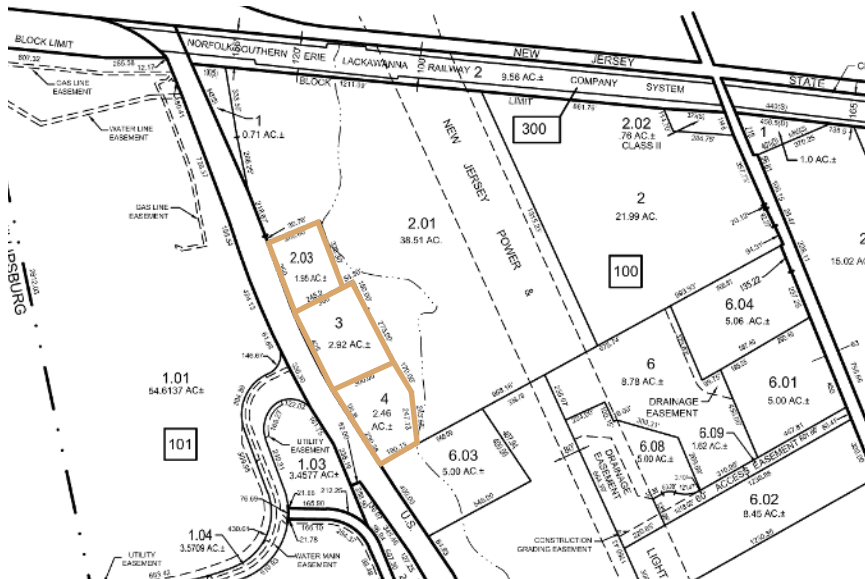
Number of Buildings	6
Stories	1
Building Sq. Ft.	75,000 SF
Year Built	1973

ZONING INFORMATION

Zoning	HBRM
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TAX INFORMATION

Assessment (2025)	\$1,593,400
Tax Rate	3.042
Land Value	\$787,000
Imp. Value	\$806,400
Base Year Property Taxes	\$48,471.23



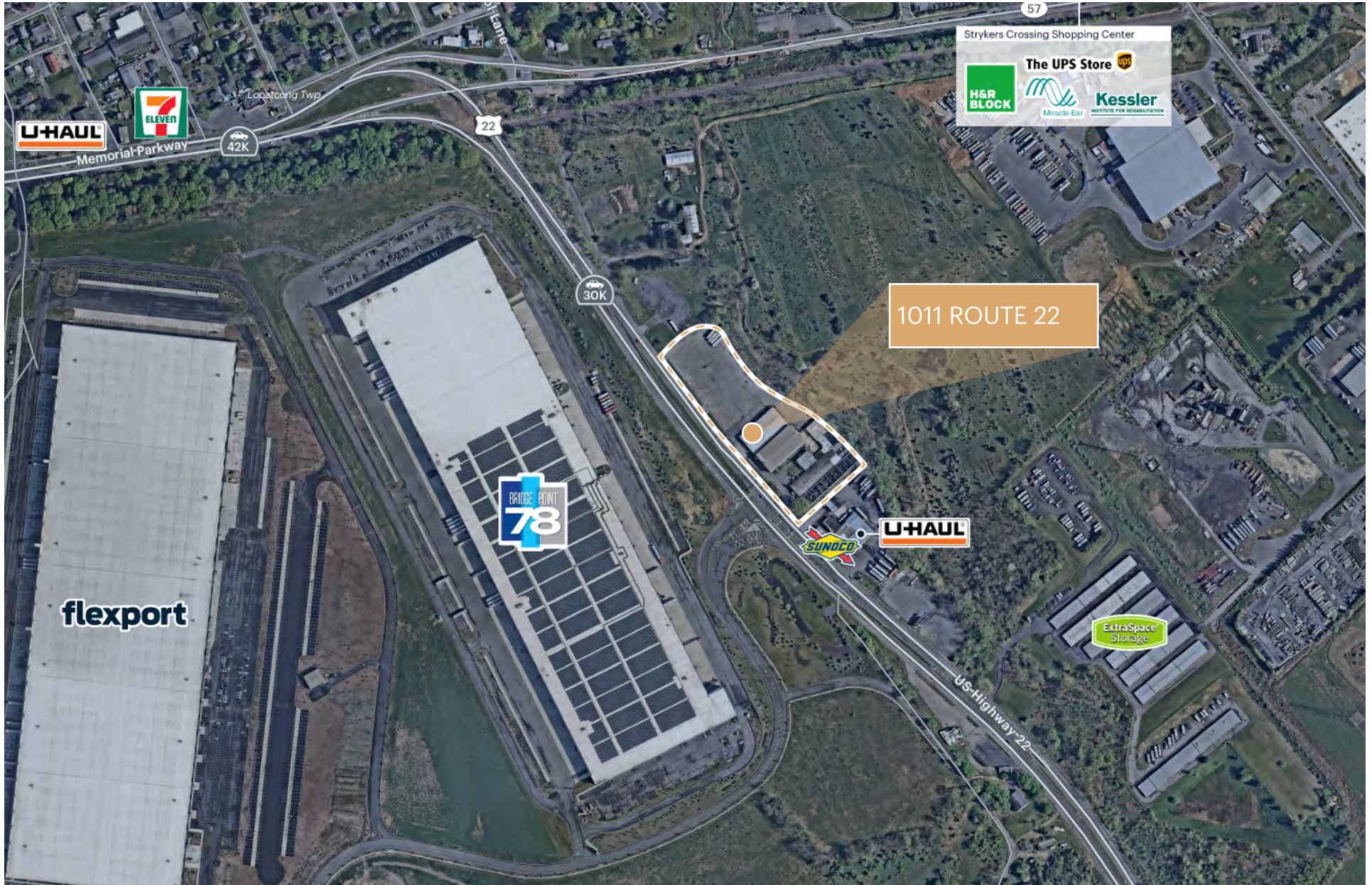
**1011 ROUTE 22
FOR SALE**

MARKET RETAIL



**1011 ROUTE 22
FOR SALE**

LOCAL SURROUNDINGS



PROPERTY PHOTOS



MARKET OVERVIEW

Phillipsburg is a well-established Warren County community positioned along the Delaware River at the western gateway to New Jersey. The town benefits from direct access to Route 22, Route 78, and Interstate 78, providing efficient connectivity to the Lehigh Valley, Central New Jersey, and the greater New York metropolitan area. Historically rooted in manufacturing and transportation, Phillipsburg has transitioned into a more diversified local economy supported by logistics, retail, healthcare, and professional services. Its location along a major regional corridor continues to attract commercial users and supports long-term redevelopment and infill opportunities along Route 22.

Downtown redevelopment efforts have enhanced walkability and added restaurants, cafés, and community-oriented retail, while nearby Easton, PA expands dining, arts, and entertainment options. Recreational attractions include the Delaware River, walking and biking trails, local parks, and seasonal events such as festivals and farmers markets. The surrounding area also provides access to outdoor recreation, historic sites, and wineries throughout the Delaware River Valley. These quality-of-life factors, combined with strong transportation infrastructure, support sustained demand for residential, retail, and mixed-use development in the Phillipsburg market.



AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
Population	5,792	49,176	99,652
Number of Households	2,857	18,877	38,247
Average Household Income	\$91,351	\$106,011	\$112,601
Median Household Income	\$72,820	\$83,251	\$86,240
College Graduates	39.53%	35.75%	33.36%
Total Businesses	302	1,699	3,207
Total Employees	4,821	18,852	41,050
Daytime Population	7,641	44,046	90,372

CONTACT EXCLUSIVE AGENT

Matthew Leszyk
201.636.7553
mleszyk@ripconj.com

FOR FINANCING INQUIRIES

Adam Hakim
646.290.2011
ahakim@ripcony.com

James Murad
646.290.2012
jmurad@ripcony.com