

±75,000 SF | ±9.3 Acres

FOR SALE OR LEASE

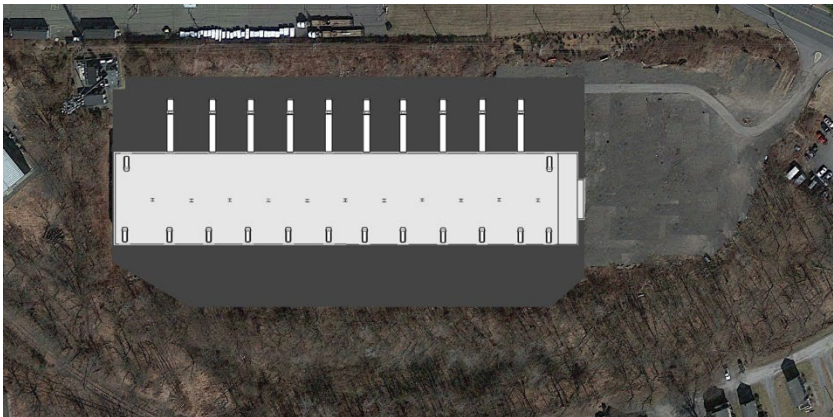


**FOR SALE or LEASE**  
**±75,000 SF | ±9.3 Acres**

## AVAILABILITY SUMMARY

Industrial site available for SALE or LEASE. Building is currently vacant and in shell condition. The site can be delivered as is or with turn-key buildout to desired specifications for Owner/User/Investor to purchase or Tenant to Lease.

The property is located on Route 31 South approximately 11 miles from Route 78 and 54 miles from the port of Newark.



## PROPERTY SPECIFICATIONS

<b>Building Size</b>	±75,000 SF
<b>Warehouse</b>	±72,000 SF
<b>Office</b>	±3,000 SF
<b>Ceiling</b>	22'
<b>Lot Size</b>	±9.3 Acres

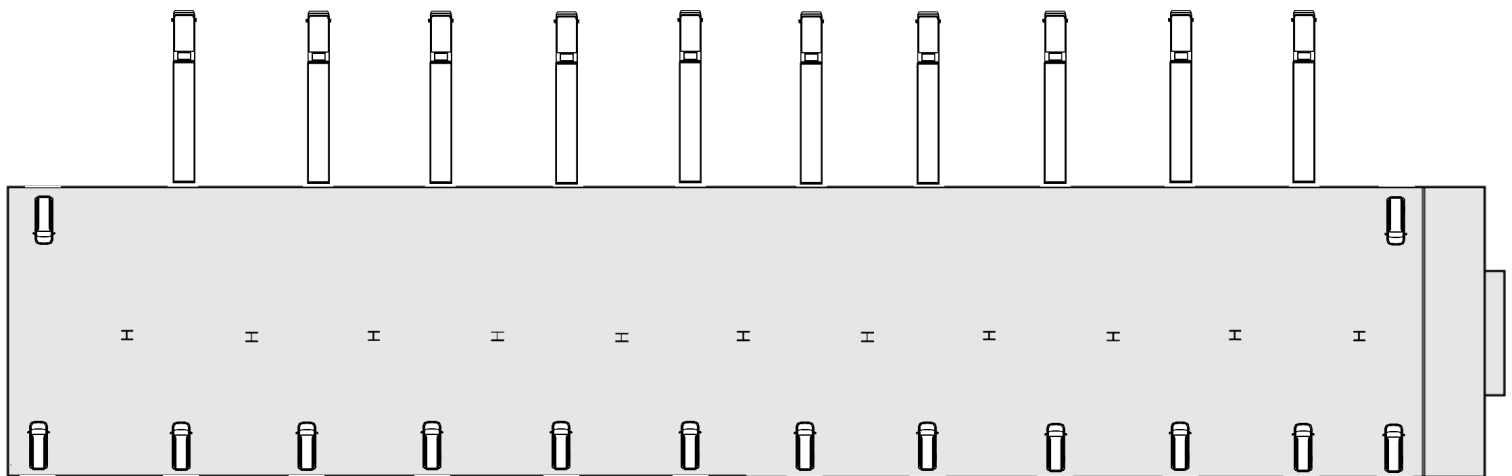
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# SINGLE OWNER USER / TENANT CONCEPT PLAN

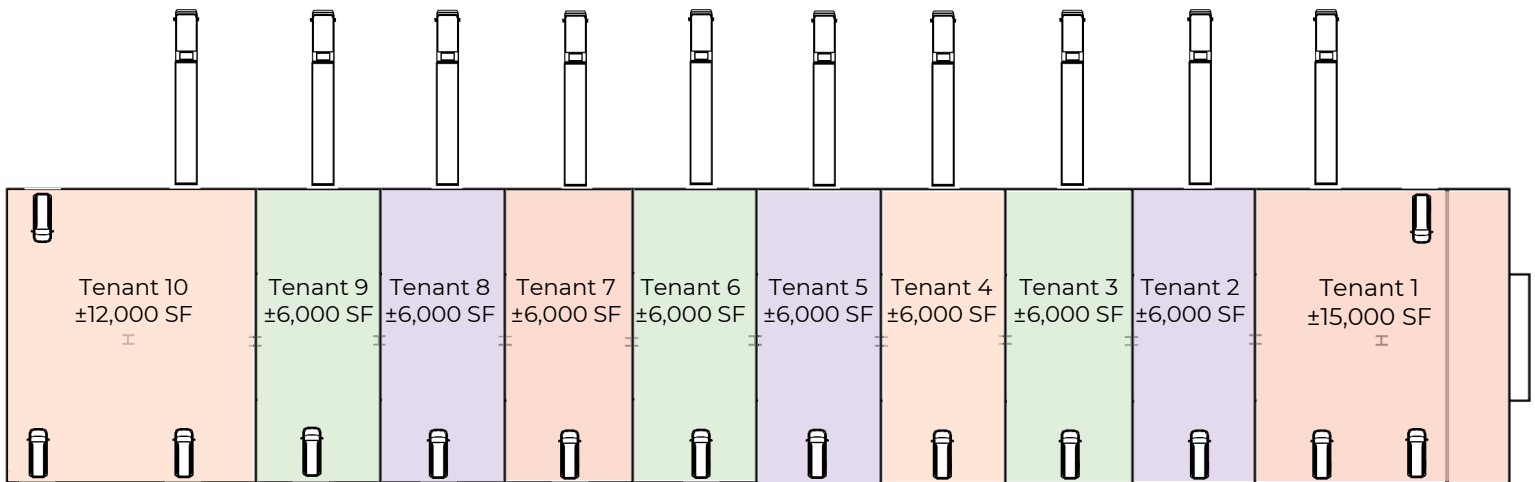


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## MULTI-TENANT CONCEPT PLAN



\*Conceptual plan. Loading positions can be modified.

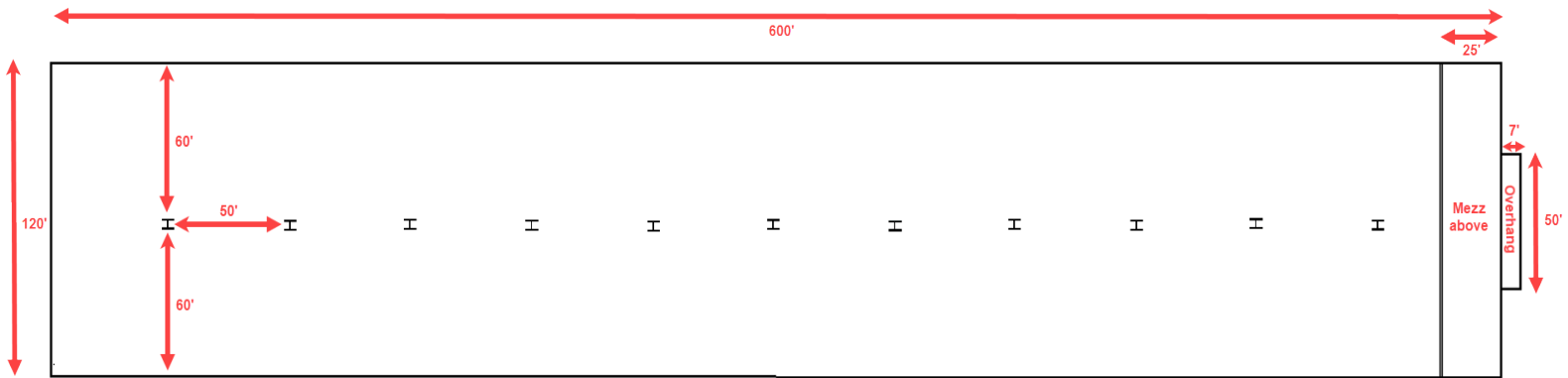
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CURRENT PLAN WITH DIMENSIONS



\*Dimensions are approximate

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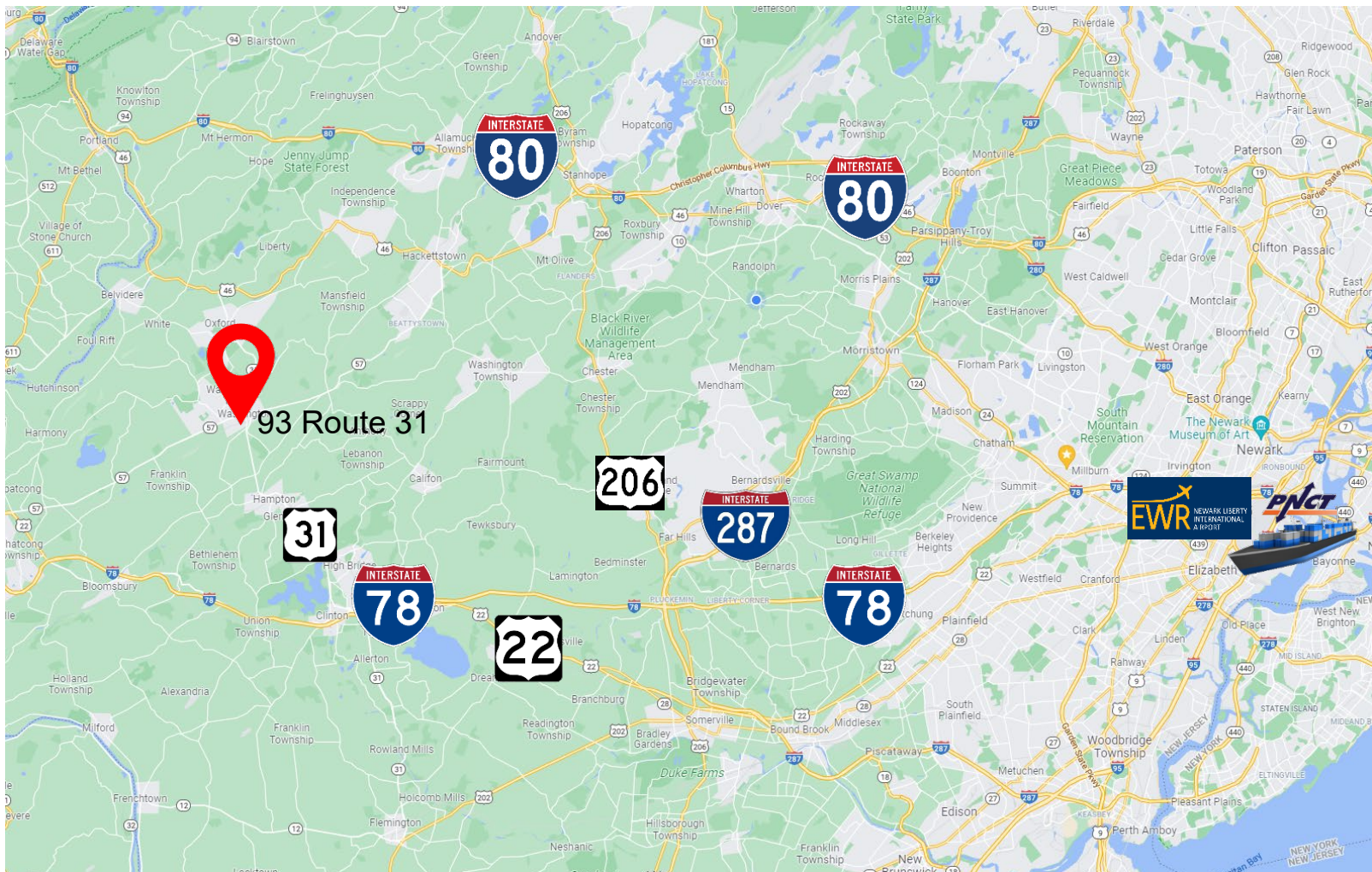
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STATE  
REALTY**

**93 ROUTE 31**

Washington, NJ 07882

Location

FOR SALE OR LEASE



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