

FOR SALE - 18,400 SF

60 HARDING AVENUE, DOVER



PROPERTY SPECS:

Total Space: 18,400 SF (100% A/C)

Building 1: 13,400 SF

Building 2: 5,000 SF

Loading: Building 1: 1 Dock

Building 2: 1 Dock & 1 Drive-in

Utilities: Gas Heat | City Water & Sewer

Power: 5,000 amps (TBD)

Roof: 2022

Year Built: 1966/1970

Parking: 51 spaces

Zoning: Industrial

Land Area: 1.28 Acres

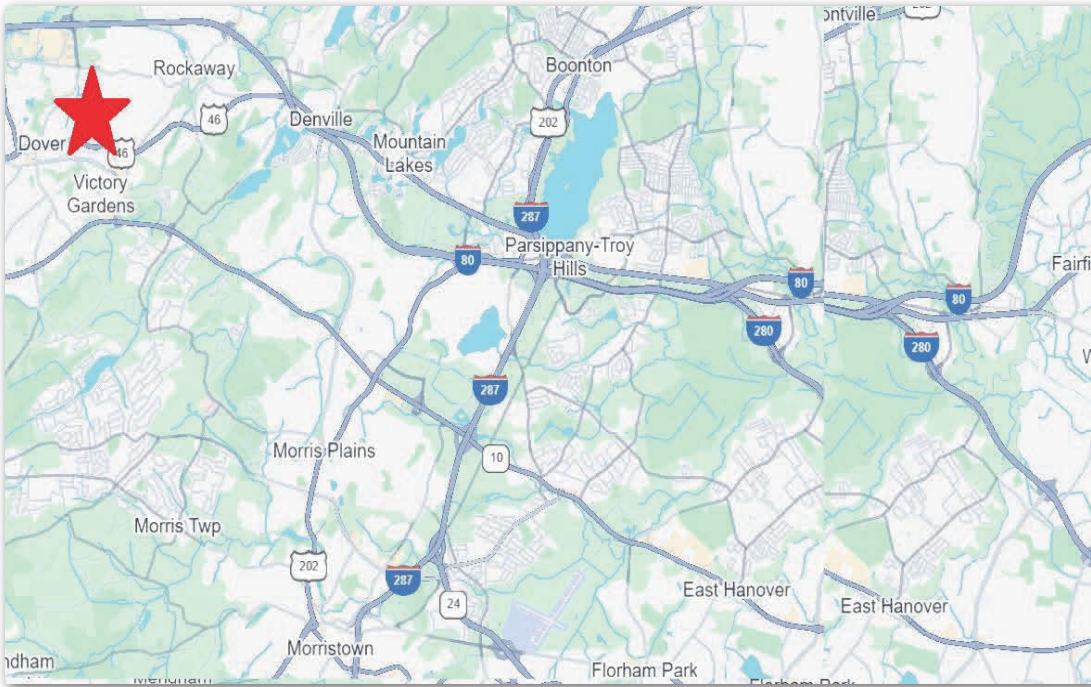
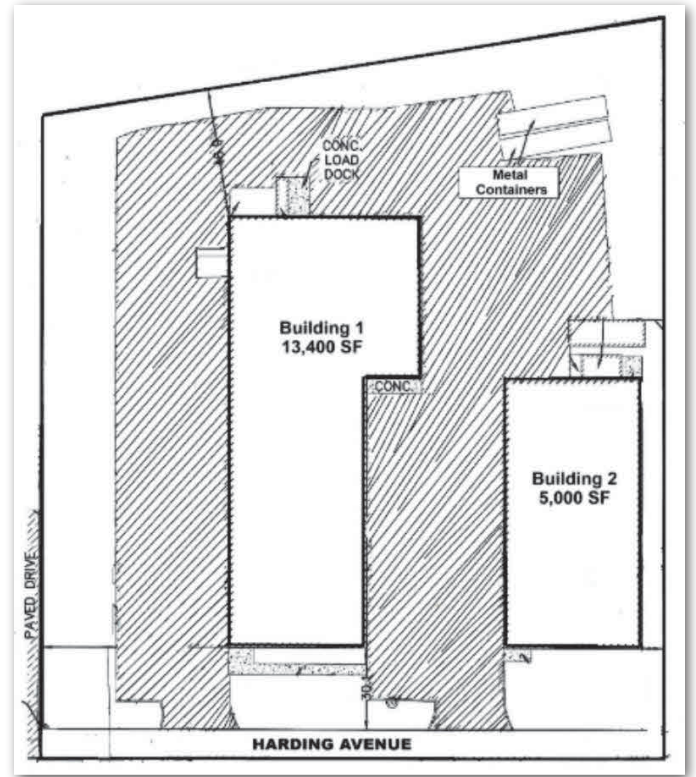
Sale Price: \$3,200,000.00
(\$173.91 PSF)

Tax: \$2.30 PSF

Ceiling Height: 13' Clear



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Location Highlights:

Strategic Access: Located near Route 46 and Route 15, with quick access to I-80.

Transit: Close to Dover NJ Transit train station, offering direct service to NYC.

Nearby Businesses: Surrounded by light industrial, commercial, and retail establishments.

*For more information, please call our Office at (973) 299- 0900
or our Exclusive Broker listed below:*

SCOTT D. PECK, SIOR

Principal

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