

INDUSTRIAL BUILDING FOR SALE or LEASE

1 BUCKINGHAM AVENUE

PERTH AMBOY, NJ 08861

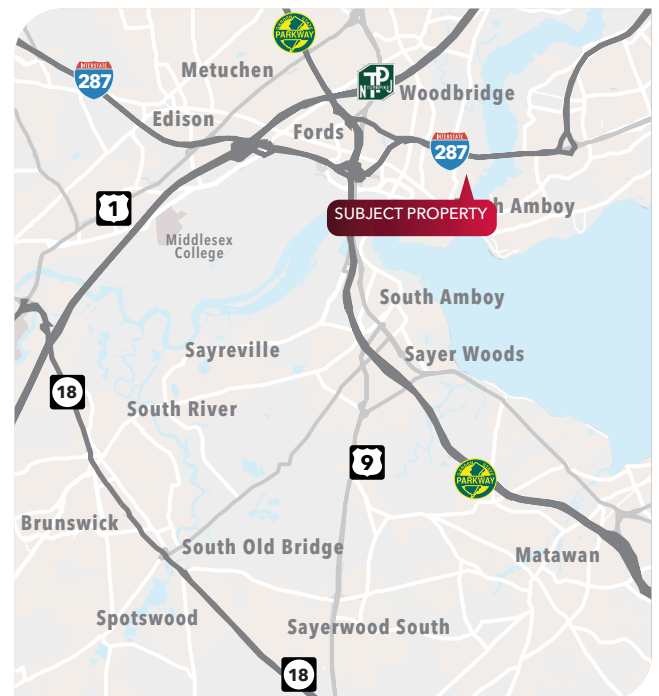


IDEAL FOR OWNER-USERS, INVESTORS, OR REDEVELOPMENT

PROPERTY OVERVIEW

TOTAL BUILDING SF:	±407,700 SF
OCCUPIED SF: (MAIN FLOOR)	±80,000 SF
AVAILABLE SF: (MAIN FLOOR)	±150,000 SF (Divisible to 50,000 SF)
AVAILABLE SF: (UPPER LEVEL)	±18,030 SF
AVAILABLE SF: (LOWER LEVEL)	±159,670 SF
CEILING HEIGHT: (MAIN FLOOR)	18'
LOADING:	34 Loading Docks
COLUMN SPACING:	25' x 48'
SPRINKLER:	Wet
OTHER FEATURES:	Solar
ASKING RATE:	Call for Pricing

- LOCATION:**
- NJ Turnpike Exit 10 - 4 Miles
 - Outerbridge Crossing - 3 Miles
 - NJ Airport & Seaport - 16.7 miles



FOR MORE INFORMATION CONTACT EXCLUSIVE BROKERS:

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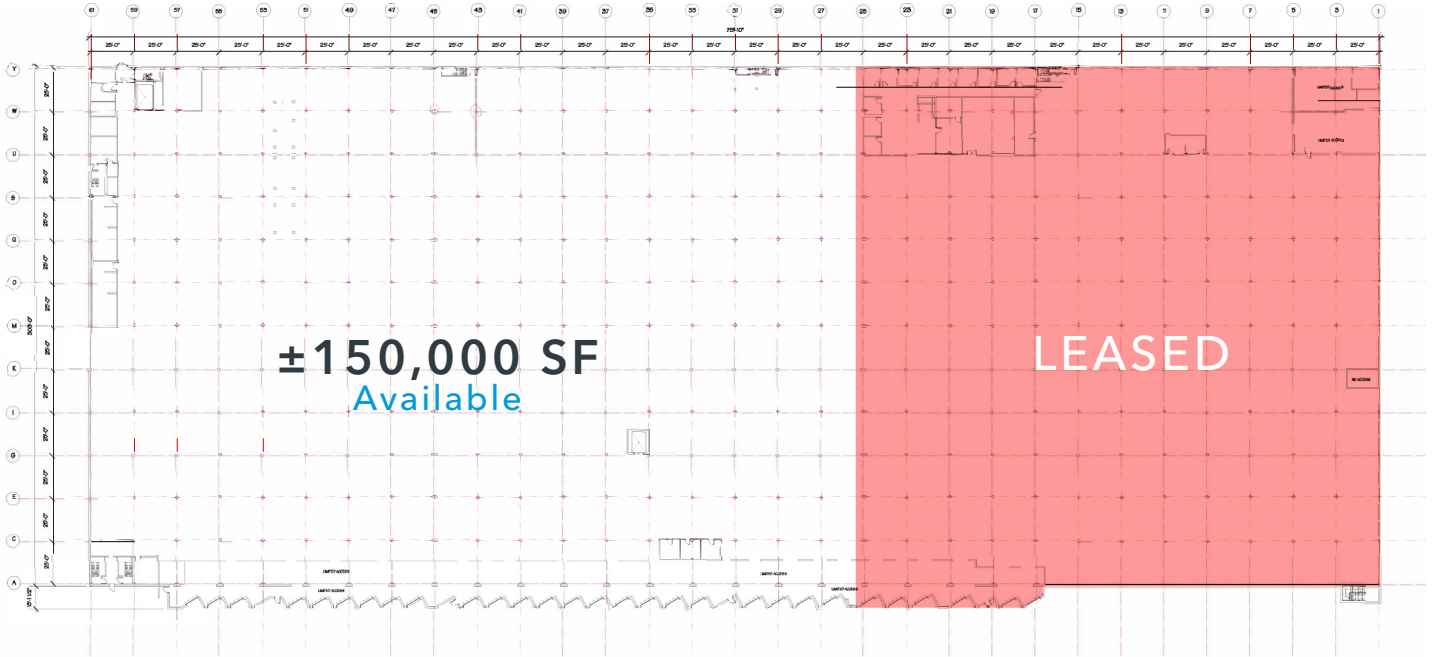
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FLOOR PLAN (MAIN FLOOR)



INTERIOR PHOTOS



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