

FOR SALE

75,000 SF INDUSTRIAL PROPERTY ON 28 ACRES
70,000 SF Main Building | 5,000 SF Annex Building



1440 GLENWOOD RD
(aka County Road 565)
WANTAGE TWP, NJ 07461

75,000 +/- SQ FT. INDUSTRIAL PROPERTY

CONTACT EXCLUSIVE BROKER

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Investment Opportunity | Sussex County

Located just off Route 23, this exceptional opportunity offers an owner-user the rare chance to acquire a warehouse at well below replacement cost.

Manufacturing companies will benefit from the property's substantial electrical capacity, featuring approximately **10,600 amps of power**, making it ideal for heavy industrial operations.

The property also includes a **20,000-square-foot tenant with approximately five years remaining on the lease**, providing stable rental income to help offset mortgage payments. Situated on **28 acres**, the site may offer future potential for building expansion, additional parking, or other improvements, subject to applicable approvals.

Adding to its appeal, the property features **real estate taxes that are significantly below typical New Jersey and New York averages**, helping reduce long-term operating costs.



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Property Description

Building Size:	70,000 +/- sf main building & 5,000 +/- sf annex building
Acreage:	28 +/- acres
Office:	4,000 +/- sf
Ceiling Height:	18' clear
Loading Doors:	4 loading docks & 1 drive-in
Parking:	200 plus car & truck parking
Sprinklers:	wet
Power:	10,600 amps, 240/480 volts, 3ph
Zoning:	Limited Industrial
Sale Price:	\$8,000,000
Taxes:	\$1.00 psf

Building Overview

- **Building:** Built in 1960 with several additions and renovated in 2012.
- **Roof:** New over the Ames section in back, the balance is in okay condition.
- **Utilities:** Just brought in Gas for Heat (Ames pays the entire electric bill.) Septic, well water with tank.



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Property Overview

An outstanding opportunity for an Owner/User to acquire a highly functioning warehouse facility located on approximately 28 acres in Sussex County, New Jersey. The property consists of a **70,000-square-foot primary industrial facility** together with a **5,000-square-foot annex building**, offering diversified rental income and long-term investment stability.

Strategically positioned along Route 565 with convenient regional highway access, the property provides an exceptional combination of manufacturing, warehouse, distribution, and outdoor storage capabilities. The expansive site also presents future value through excess land and operational flexibility.

Ideal For:

- Warehouse Distribution
- Manufacturing
- Owner/User with Income
- 1031 Exchange Buyers
- Private investors
- Institutional Investors

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Property Highlights

- ✓ Significant Existing Rental Income
- ✓ Large Industrial Campus
- ✓ Heavy Power
- ✓ Multiple Loading Positions
- ✓ Large Parking & Trailer Storage Areas
- ✓ Expansion Potential
- ✓ Long-Term Appreciation Opportunity
- ✓ Excellent Owner-User Flexibility

Investment Highlights

Stable Cash Flow

The property offers immediate income from existing tenancy while allowing investors the opportunity to increase revenue through future leasing strategies and operational improvements.

Industrial Fundamentals

Industrial product throughout northern New Jersey continues to benefit from limited inventory, strong tenant demand, and long-term appreciation of industrial assets.

Strategic Location

Located within Sussex County with access to regional highways serving northern New Jersey, Pennsylvania, and the New York metropolitan area.

Large Land Component

Approximately 28 acres provide exceptional operational flexibility and long-term value.



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AMES RUBBER CORPORATION is headquartered in nearby Hamburg, NJ. The facility at 1440 County Road 565 was added to the company's operations in 1972 and has served as the dedicated hub for its **Aerospace Division** for more than five decades, reflecting the property's long-standing suitability for advanced manufacturing.

DRIVING THE FUTURE OF CRITICAL INDUSTRIES WITH **HIGH-PERFORMANCE RUBBER PARTS**

For more than 75 years, Ames has delivered high-performance rubber solutions for critical applications. Through development and contract manufacturing, we help customers turn complex ideas into precision-engineered components and reliable production outcomes. Backed by advanced manufacturing, laboratory capabilities, and deep elastomer expertise, we solve tough application challenges across the industries we serve.

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WELCOME TO WANTAGE TOWNSHIP

Incorporated on February 21, 1798, Wantage Township was named for Wantage, England and located in the Kittatinny Valley.

Located in Sussex County, the northernmost county in the State of NJ, the area is known as the Skylands region, offering numerous outdoor recreational activities including golf, skiing & wineries, making it a very popular destination.

Accessibility is excellent, with convenient access to numerous major highways connecting the area to New York City, Newark Liberty International Airport & regional seaports all located within approximately 1 hour of the property.

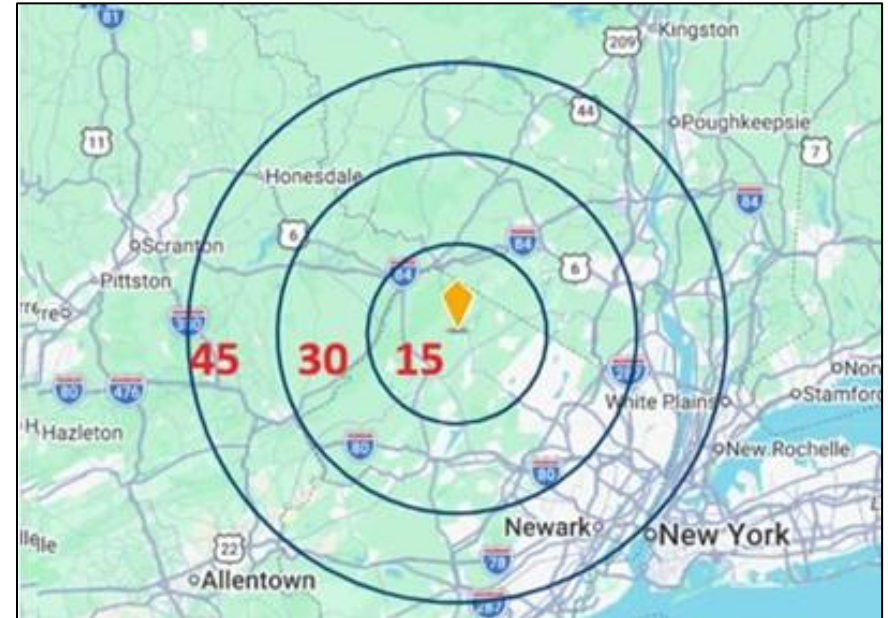
The labor pool is strong and diverse, drawing from the octal market, nearby Northeastern Pennsylvania, and surrounding Northern, NJ communities. In addition, the property benefits from a reverse commute location, providing efficient travel times for employees residing east of the property.

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Location Advantages

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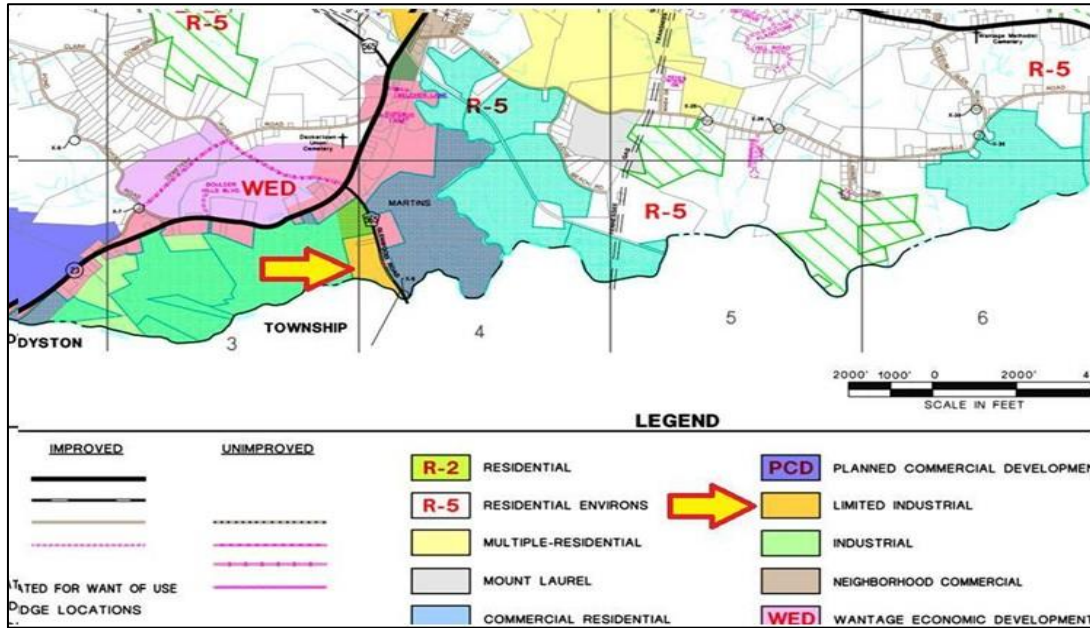
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Primary Intended Use: This zone is designed for that class of **Limited Industrial** use. The following uses are permitted in accordance with the requirements hereinafter set forth:

- A. Executive and/or administrative offices of business, research, industrial & manufacturing uses.
- B. Executive and/or administrative offices of banking, professional & governmental uses.
- C. Research laboratories provided that no operation shall be conducted, or equipment used which would create hazardous, noxious or offensive conditions beyond the boundary of the property involved.
- D. General aviation.

- E. Industrial plants of a type which create no hazardous, noxious or offensive conditions beyond the boundary of the property involved, and carry on processes within completely enclosed buildings including:
 - 1. The manufacturing, assembly, extruding and/or treating of articles or merchandise from previously prepared materials such as: canvass, cloth, cork, fur, wood, glass, leather, paper, plastic, rubber, metal, stone, shell & wax.
 - 2. The manufacturing and/or assembly of toys, novelties, rubber molded products, rubber or metal stamps and other molded products.
 - 3. The manufacturing and/or assembly of electrical appliances, electrical instruments and component parts, radios, televisions and phonographs.
- F. Indoor commercial recreation (skating rink, tennis, health facilities)
- G. Wholesale distribution, including warehousing or storage of goods.
- H. Accessory retail uses.
- I. More than one professional use may be located in one building.
- J. Agricultural uses.
- K. Public uses.
- L. Uses permitted in the HC zone district.
- M. Agriculture as set forth in subsection 13-5.1b

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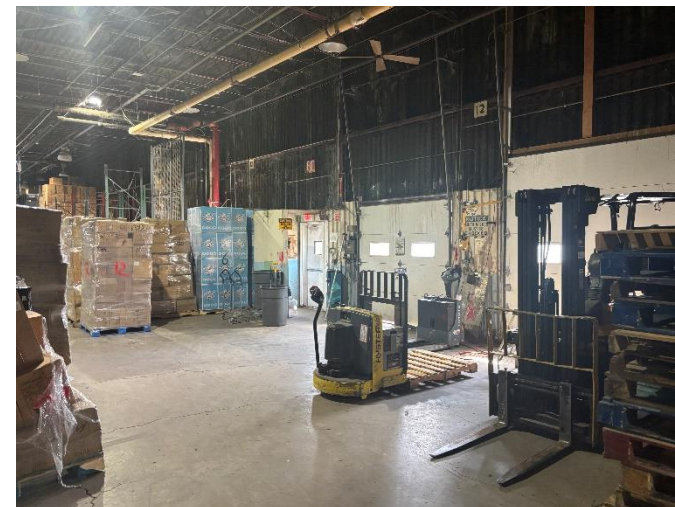
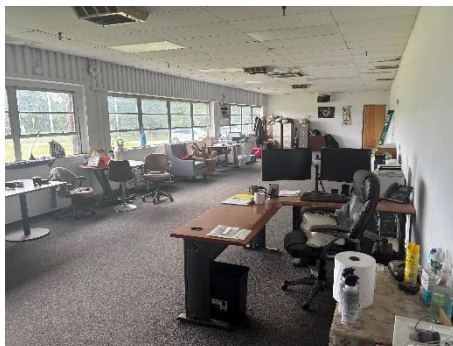
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