

# Sale or Lease – Phoenix Commercial Park

WAREHOUSE – RETAIL – MANUFACTURING - OFFICE

1011 Route 22 West, Phillipsburg, NJ



Immediately Available  
75,000 SF total:

Office: 12,500 SF

Retail: 9,000 SF

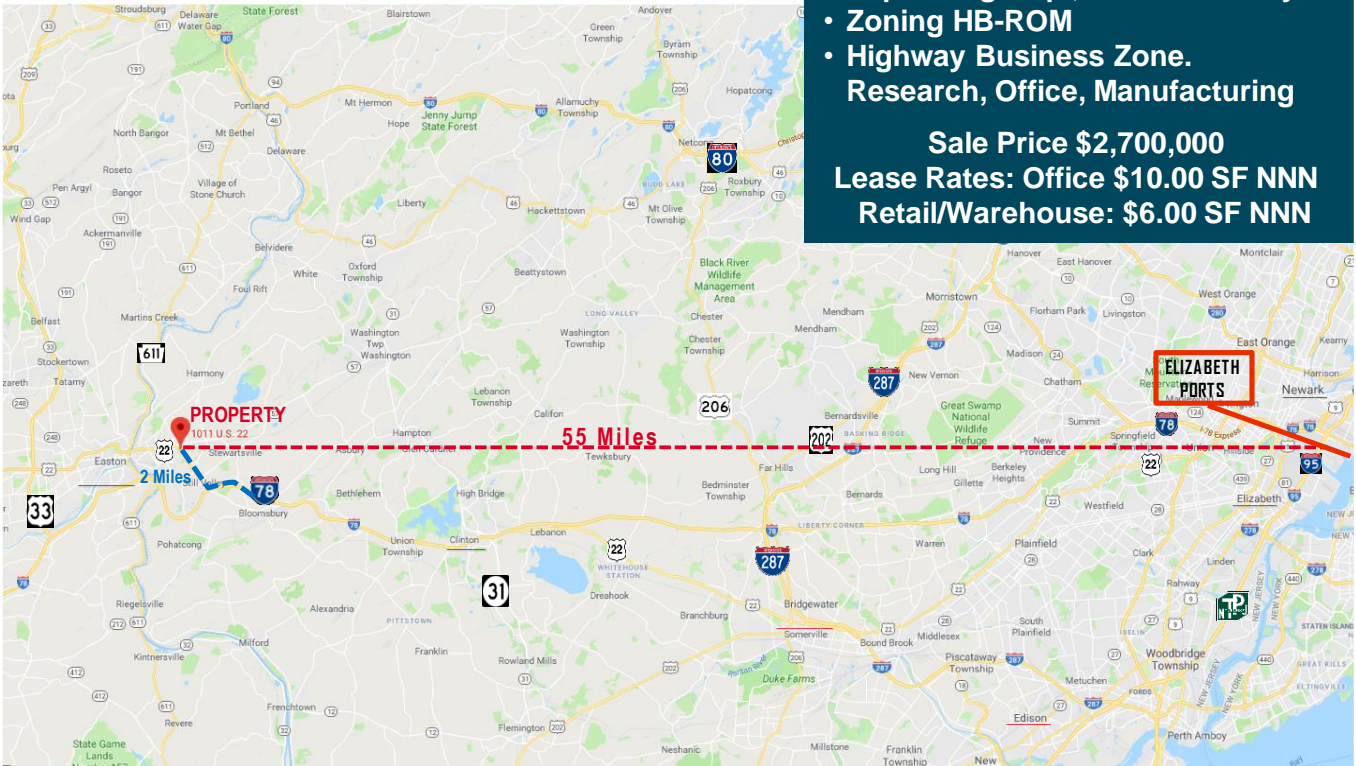
Warehouse: 53,500 SF

- Parking: 200 spaces
- Power 2,000 amps, 220 volts, 3 Phase
- Public Water, Septic Sewer
- Total Size: 4.87 Acres
- Ceiling Heights: 13-16' clear
- Multiple Loading Docks and Drive-Ins
- Lopatcong Twp., Warren County
- Zoning HB-ROM
- Highway Business Zone.

Sale Price \$2,700,000

Lease Rates: Office \$10.00 SF NNN

Retail/Warehouse: \$6.00 SF NNN



**Contacts: Gerard Fennelly, Matt Fennelly**

www.Fennelly.com | 609.520.0061 | Fennelly@Fennelly.com

**NAI Fennelly™**  
Commercial Real Estate Services, Worldwide.

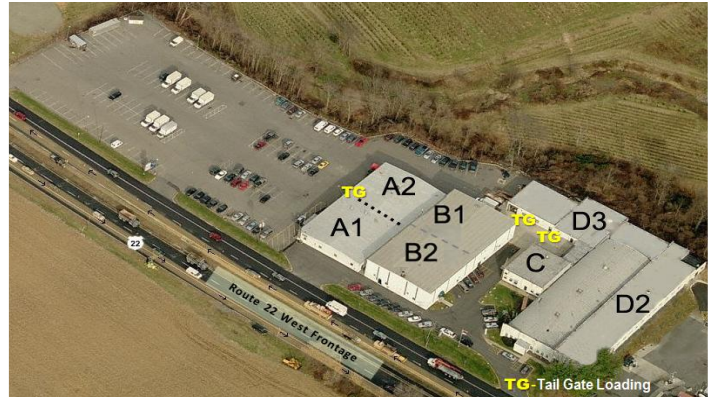
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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- **Building A1** (Retail use)  
5,000 + SF Warehouse / Retail  
13' Ceiling, 1 Tail Gate  
Gas Heating / Air conditioned  
Building B1 - Ground Floor  
13,000 SF Warehouse  
Loading Dock, 13' Ceiling  
Natural Gas Heating  
Combine A1 & B1 for 18,000 SF



- **Building B2** - Upstairs  
12,500 SF Office Space, will divide to 2,000 SF  
Otis Elevator  
Natural Gas Heating  
AFA Fire Suppression System
- **Building C**  
3,000 SF Retail Position, drive in door  
13' Ceiling, Natural Gas Heating  
Air conditioned
- **Building D1 and D3**  
Miscellaneous Industrial Space  
600 SF - 1,500 SF - 3,500 SF - 5,000 SF  
13' Ceiling, 1 Tail Gate  
Ceiling 13'+ Height  
Natural Gas Heating  
Heavy Power
- **Building D2**  
8000 SF Manufacturing Space plus  
3,900 SF Air Conditioned Office/Retail  
Two Loading Docks  
Ceiling 13', Clear Span 55'  
Natural Gas Heating  
Heavy Power

- Sprinklers: \$6,000/year AFA
- Bldg A: Electric Meter
- Bldg. Insurance: \$22,000
- Bldg. A: Separate Water Meter, 6" line  
Bldg. B: Separate Water Meter
- Septic Tank Cleaning: \$2,000/year
- Taxes \$44,000/Year

## TENANTS:

- - Twilight Gymnastics: 6,000SF, \$4,900 plus Gas + Electric
- - PCF: 13,000 SF, \$10,500 plus gas
- - Azog: 2,500 SF, \$2,900/month plus utilities

• **Strategically located on Route 22;  
two miles off Route 78, within 45  
minutes of New York**

• **Short distance to the Pennsylvania  
border and Allentown Airport**

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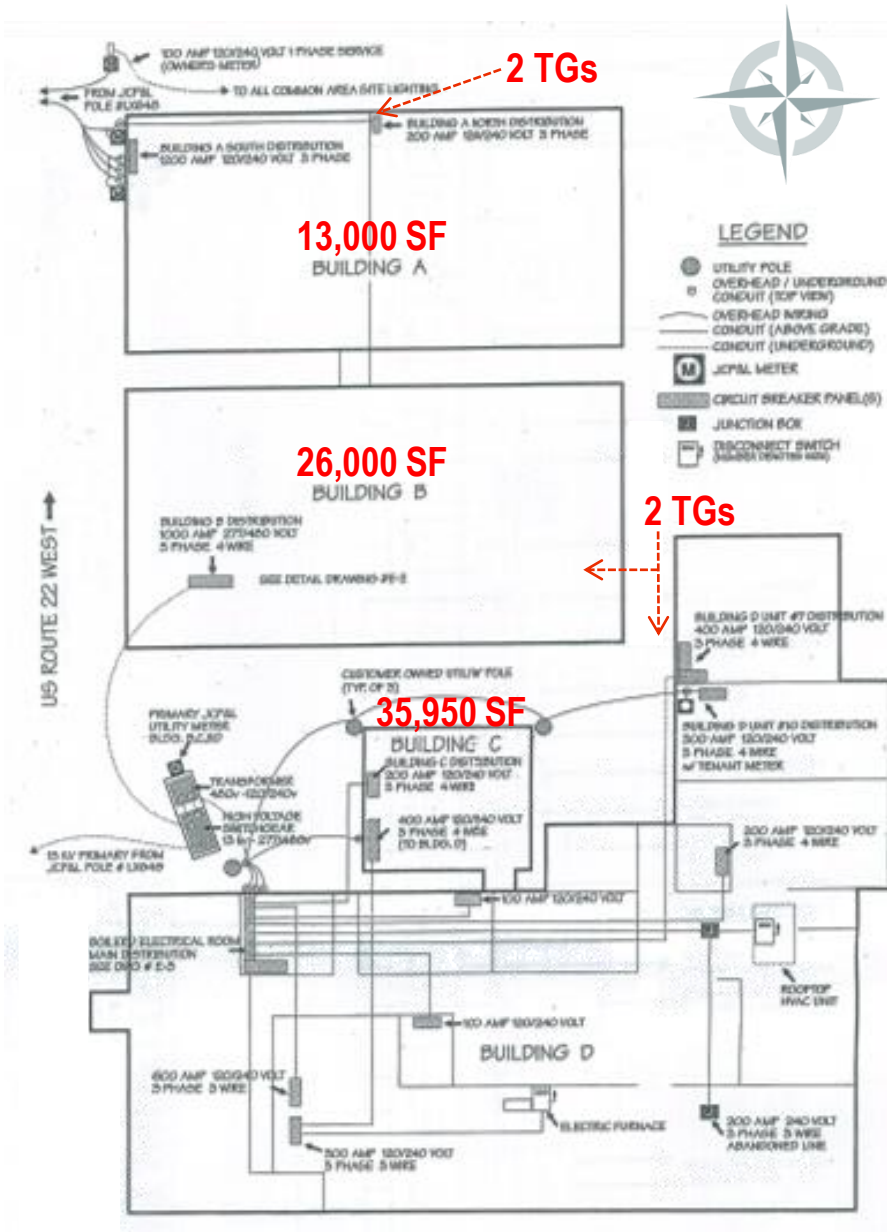
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### POWER DISTRIBUTION MAP

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