

Sale or Lease – Phoenix Commercial Park

WAREHOUSE – RETAIL – MANUFACTURING - OFFICE

1011 Route 22 West, Phillipsburg, NJ



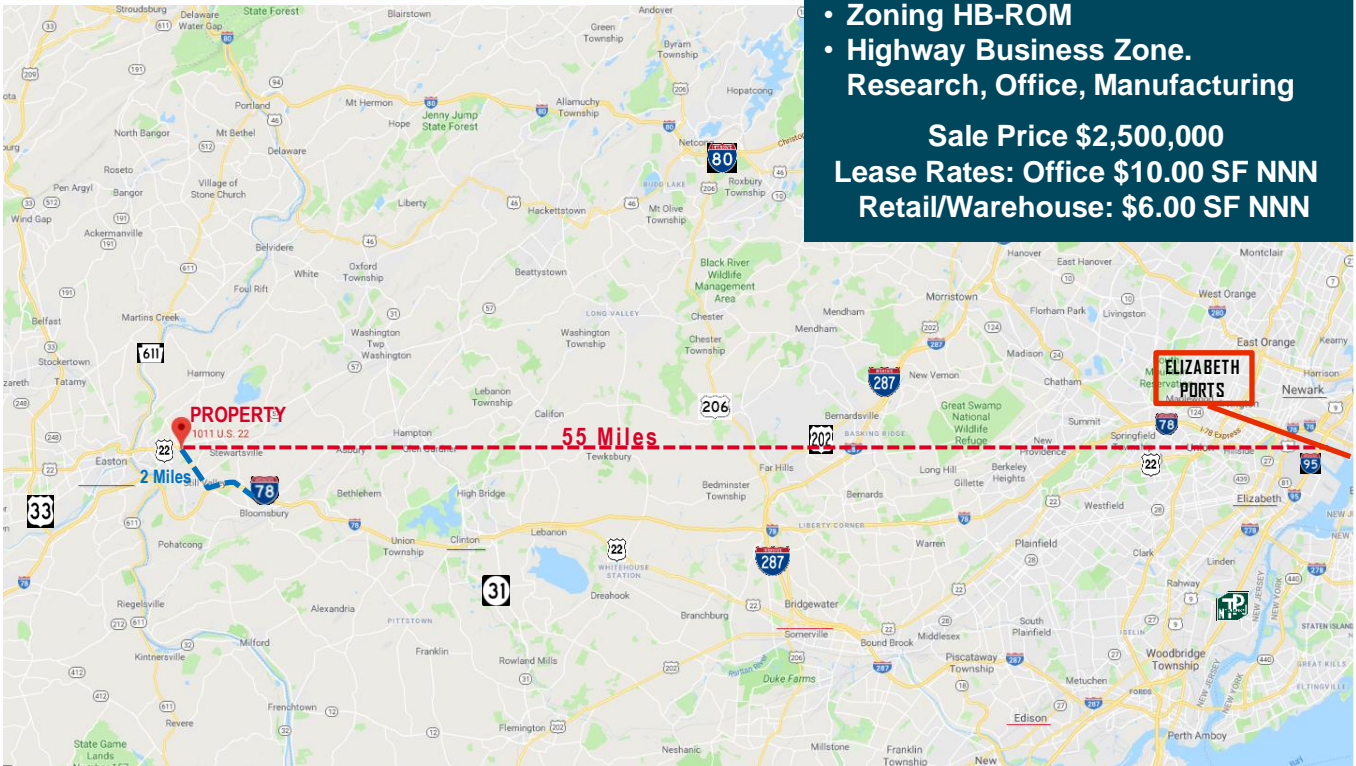
Immediately Available
75,000 SF total:

- 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.
- Research, Office, Manufacturing

Sale Price \$2,500,000

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

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Commercial Real Estate Services, Worldwide.

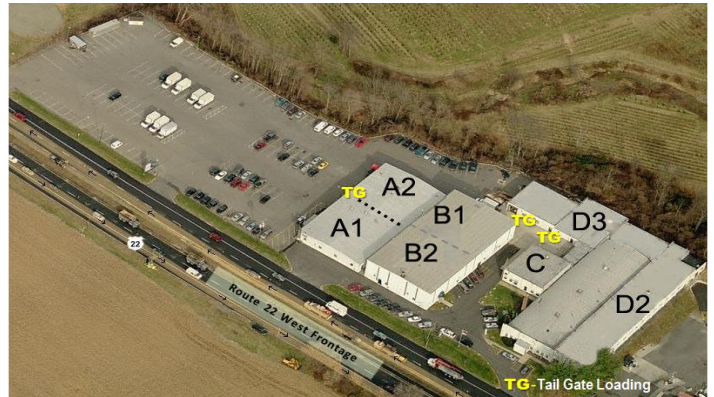
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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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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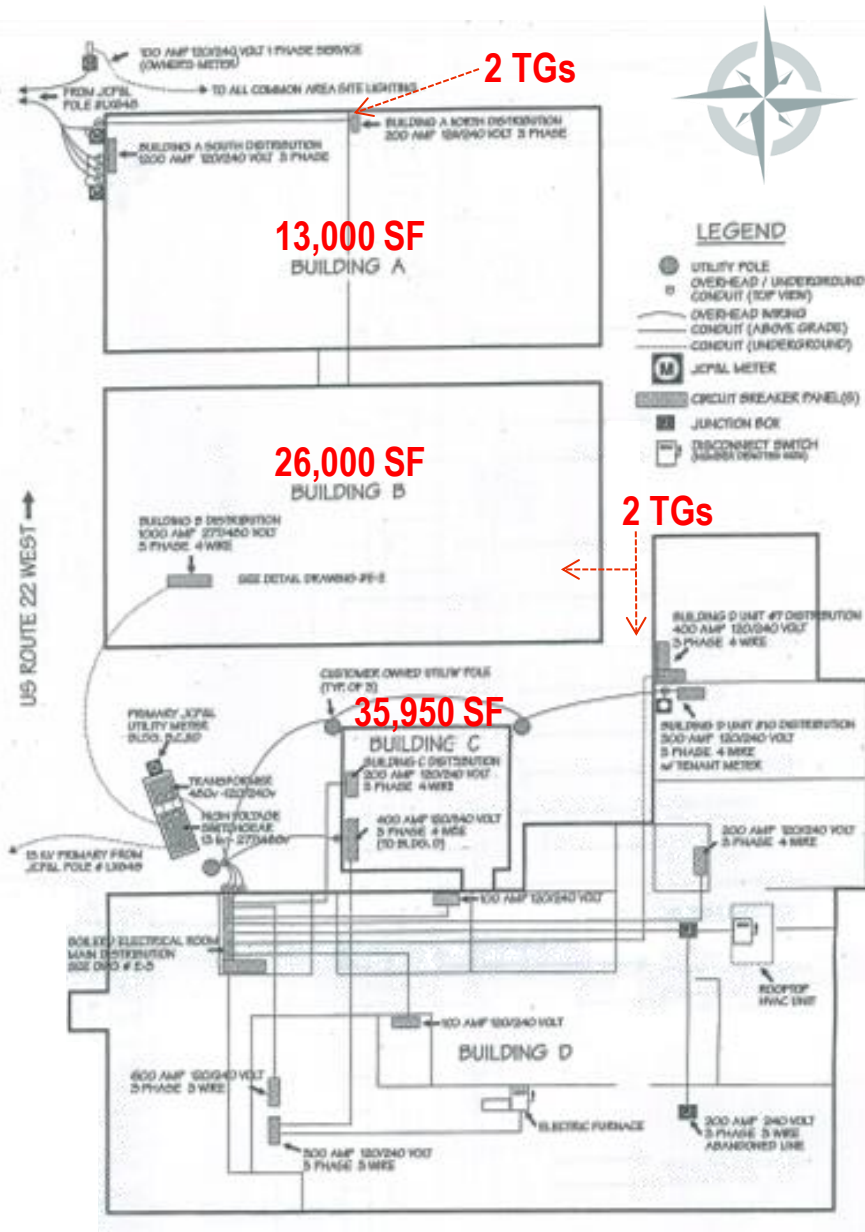
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POWER DISTRIBUTION MAP

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