



# Office/Retail Showroom/Warehouse For Sale

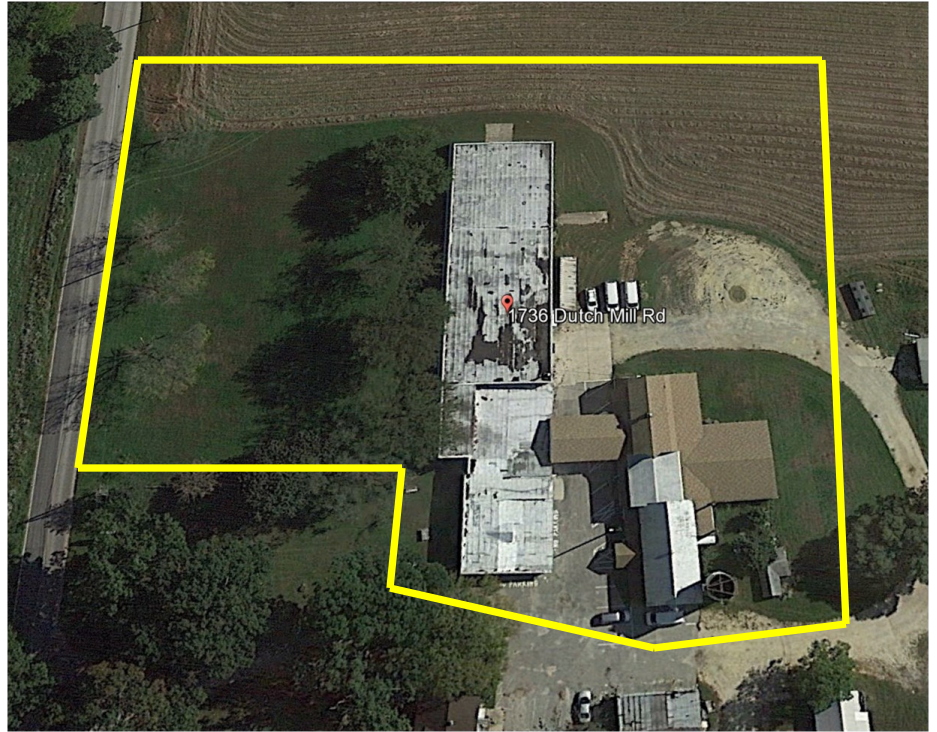
1736 Dutch Mill Rd, Franklinville, NJ

Sale Price: \$469,000

## Key Facts:

- Two Buildings Totaling 25,000+ SF
- On 3.3 Acres
- Multipurpose Uses - Office, Retail, Showroom, Warehouse
- Rural Setting
- Ample Parking for customers and/or company vehicles
- Minutes from Rt 55 & US Highway 40

Real Estate Taxes (2015): \$15,489



The Business is relocating so this Office/Retail Showroom /Warehouse space offers a unique situation for an end user looking for sufficient space to operate an existing business or an ideal scenario for a startup. This parcel includes two buildings totaling over 25,000 SF, which is situated on 3+ acres and is located just minutes from Route 55 and US Highway 40. The rural setting was the home of an established carpet and flooring business utilizing the showroom to display their products, ample office space to handle the business end of the operation and abundant warehousing capacity for their new product and remnant business. The location affords easy access to the Atlantic City, Philadelphia and Delaware/Maryland market areas via the numerous transportation corridors.

## Eagle Commercial Real Estate

26 S. Maple Avenue  
Suite 103  
Marlton, NJ, 08053

Anthony Pustizzi, Broker  
Phone: 856-985-8565  
Fax: 856-985-8563  
tpustizzi@eaglecommercialre.com

