



# Office/Warehouse Facility For Sale

3578 Quakerbridge Rd, Hamilton Twp., NJ

Sale Price: \$775,000

Building Sizes:

Main Building: 3,000 SF  
Office Rental Property: 1,400 SF

Lot Size: .75 +/- Acres

Zoning: Commercial

Taxes (2015): \$10,567

Key Facts:

- Sale includes a separate income producing Professional Office Rental Property
- Rental Property comprised of Three Office Suites
- Plenty of Paved Parking
- Located in the heart of Mercer County
- Situated on four lane Quakerbridge Rd for high visibility
- Close accessibility to Major Highways



**EXISTING BUSINESS RELOCATING** – Perfect location to operate your business with the benefit of an income producing property to offset costs. Strategically located in the heart of Mercer County this unique property includes a 3,000SF Office/Warehouse facility on approximately 3/4 of an acre. Included in the real estate sales transaction would be an additional 1,400 SF income producing rental property located on site, which is comprised of three professional office suites. Rent roll information will be provided to qualified parties.

Located within one mile of interchange # 65 at Interstate 295, which allows for easy access to the NJ & PA Turnpike and the Northeast corridor. Situated on four lane Quakerbridge Road places this property midpoint between Rt. 1 and Rt. 33 for N/S and E/W travel.

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