



# Industrial Building for Sale

700 North St, Millville, NJ

Price: \$150,000

Building Size: 13,000 sq. ft.

Lot Size: .33 Acres

Zoning: General Commercial

Real Estate Taxes (2017): \$8,733

#### Key Facts:

- Two Story Facility
- 1,000 SF Office with AC
- 12,000 SF Warehouse with Gas Heat
- 5,000 SF Basement Storage
- Loading Dock
- 12' Ceiling Heights
- Security Fencing & Parking
- Access to major Rts 47,49 & 55
- Within Urban Enterprise Zone (UEZ)



Looking for an opportunity for maximum storage at a below market price per square foot then look no further. This 13,000+- SF facility offers first and second floor storage capability with the added benefit of a 5,000 SF of storage located in the lower level which is not included in the totals. The warehouse facility includes 1,000 SF of office space, loading dock, security fencing and parking all situated on 1/3 of an acre. The building offers gas heat, AC (office only), city water & sewer. Situated within a ¼ mile to Rt. 47, ½ mile to Rt. 49 and 1 ¾ mile to Rt. 55 providing access to Phila. and Cape May. Located within the Urban Enterprise Zone (UEZ), this site may offer attractive incentives to qualified Buyers.

## Eagle Commercial Real Estate

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