



# Warehouse Building for Sale

1860 Tuckahoe Rd, Franklinville, NJ

Sale Price: \$795,000

Building Size: 6,250 sq. ft.

Lot Size: 4.91+- acres

Zoning: Commercial

Real Estate Taxes (2024): \$9,536

#### Key Facts:

- Dry Storage Warehouse with additional 1,250 SF Mezzanine
- 25' X 50' Footprint—Clear Span
- 20' +- Ceiling Heights
- Five Overhead Doors (various sizes)
- Ground Level Loading
- Paved Parking
- Front Gate
- Close proximity to Rt 55, AC Expressway, Routes 40, 54 and 322



Nestled in the heart of Franklin Township, NJ, this versatile industrial property offers a prime opportunity for businesses seeking functional warehouse space. Encompassing 6,250 SF with an additional 1,250 SF mezzanine on a 4.91-acre lot, the facility is designed to meet a variety of storage and operational needs.

Key features include a spacious clear span layout with a 125' x 50' footprint and 20'+- ceiling heights, ensuring ample room for large equipment or bulk inventory. The building's robust construction is highlighted by its concrete floor, while five overhead doors and ground-level loading zones streamline the process of moving goods in and out of the facility.

Complementing its functional design are paved parking areas and a secure front gate, enhancing both accessibility and security. Its strategic location, in close proximity to Rt 55, AC Expressway, and Routes 40, 54, and 322, makes it an excellent hub for businesses looking to optimize logistics and distribution.

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