

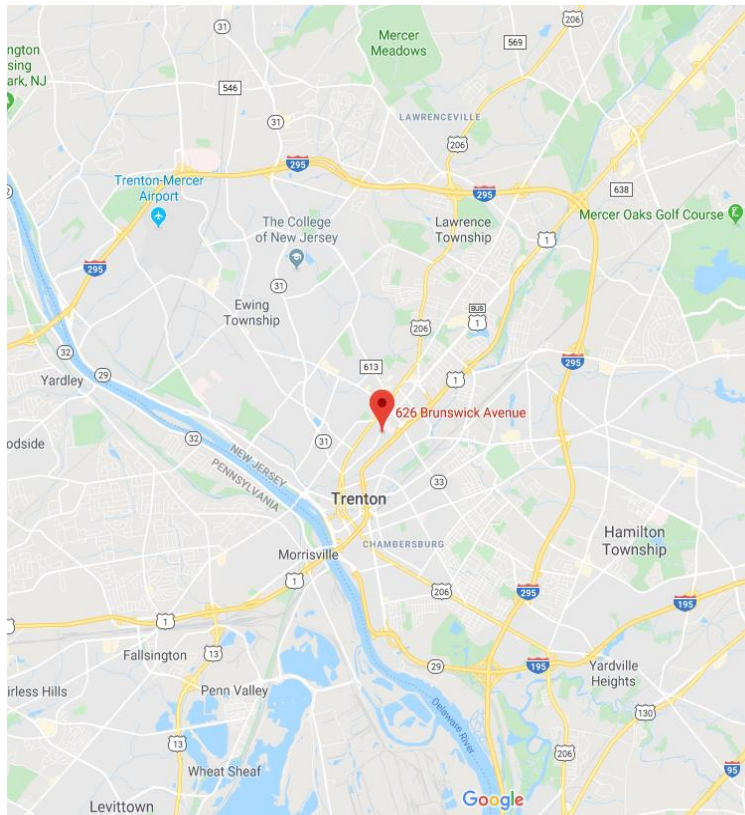
626-630 Brunswick Avenue

Trenton, NJ 08638



**Warehouse/Office Space
for Sale or Lease**

**22,000 SF
Multi-Use Building**



- 17,500 SF Warehouse with 2 Bathrooms
- 2,200 SF Office with 2 Bathrooms
- 2,250 SF Basement with loading door
- Lot Size: 1.28 Acres
- Parking: Sizable lot to the rear of building
- Sale also includes 13 off-street spaces on adjacent lot at 622 Brunswick Ave
- Ceiling Height: 12' in 10,000 SF, 18' in 10,000 SF with 2 Tailgates
- Three (3) Tailgates, One (1) Drive-in Door
- Zoned Industrial 'A'
- Power: 220/3-phase, 1500+ amps
- Taxes: \$34,655 (2019 - includes both lots)
- Located on Route 1; Two blocks from Capital Healthcare's Helene Fuld Hospital

Lease Rate: \$4.50/SF NNN
Sale Price: \$1,100,000

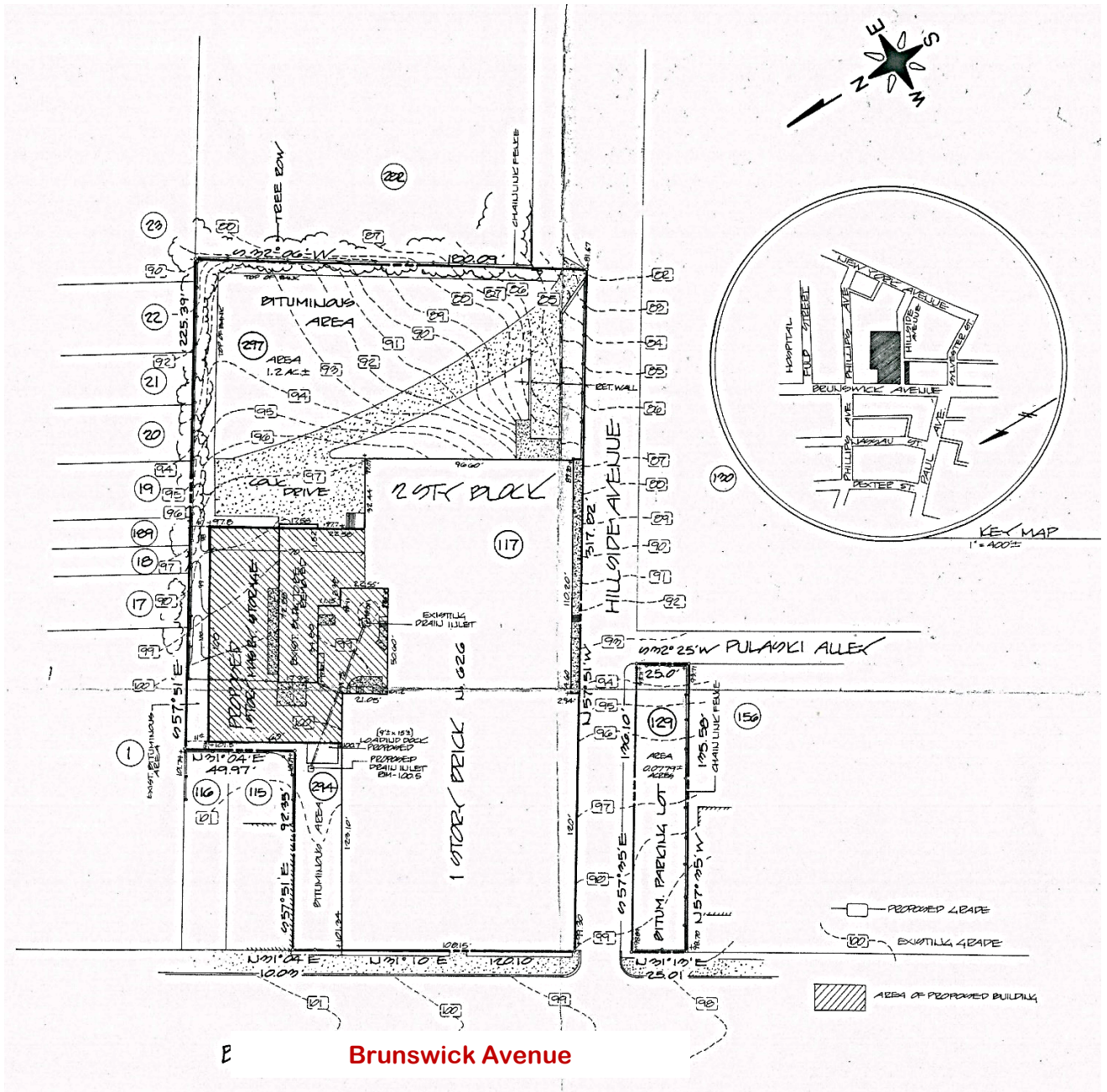
Contacts: Jerry Fennelly, Matthew Fennelly

www.Fennelly.com | **609.520.0061** | Fennelly@Fennelly.com

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Site Plan

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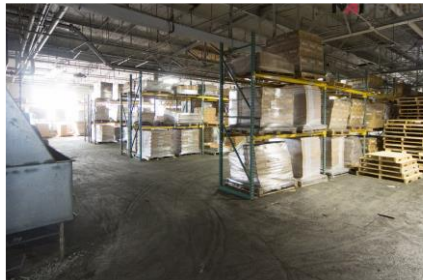
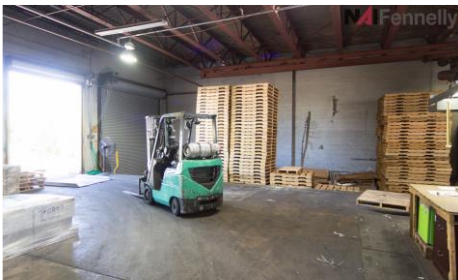
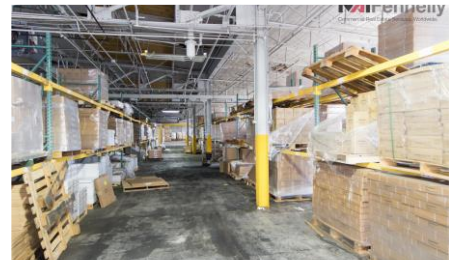
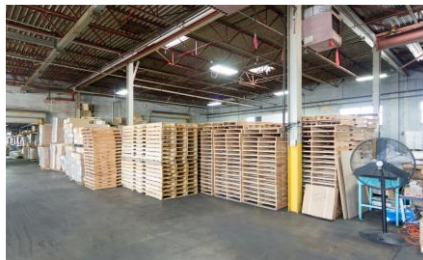
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**22,000 SF
Multi-Use Building**



Warehouse – Office - Basement



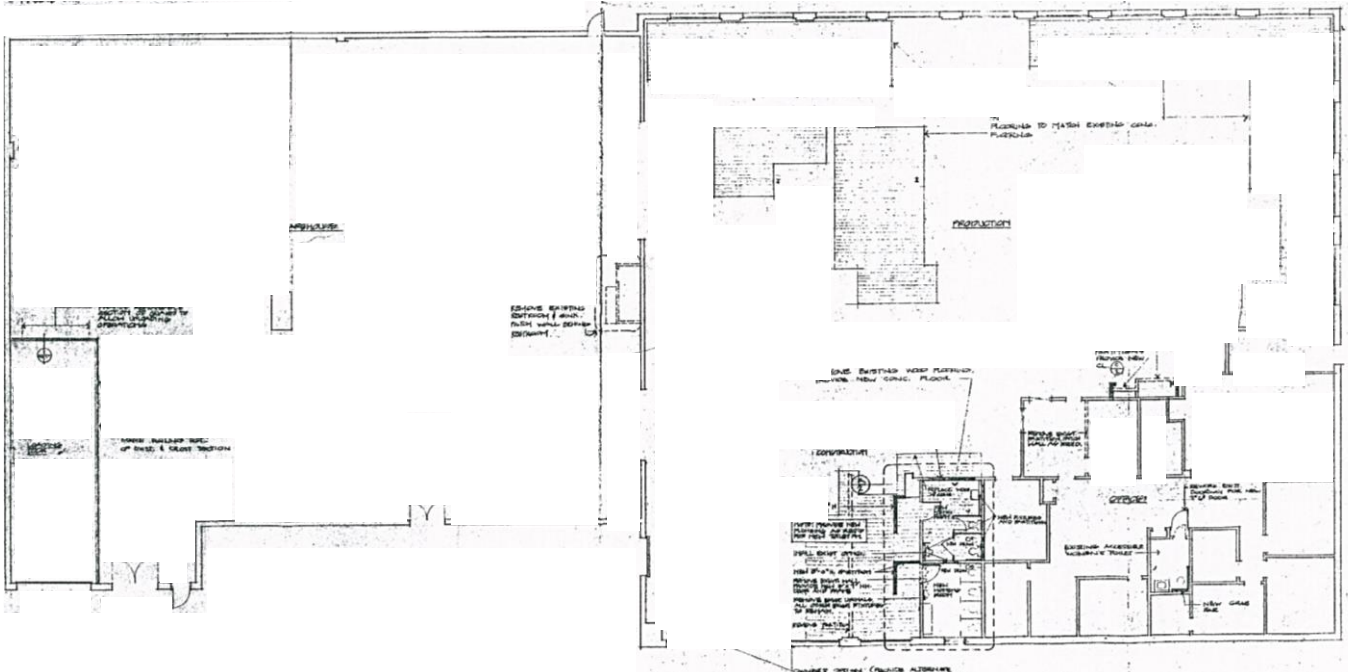
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Floor Plan



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• 12' Clear - 10,000 SF • 18' Clear - 10,000 SF

• 1 Interior Dock - 40' • 1 Exterior Dock • 1 Dock - 2,500 SF

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