

# INDUSTRIAL MANUFACTURING BUILDING FOR SALE OR LEASE

## 525 ORANGE STREET, MILLVILLE, NJ 08332

MIKE LASCARIDES INDUSTRIAL PARK



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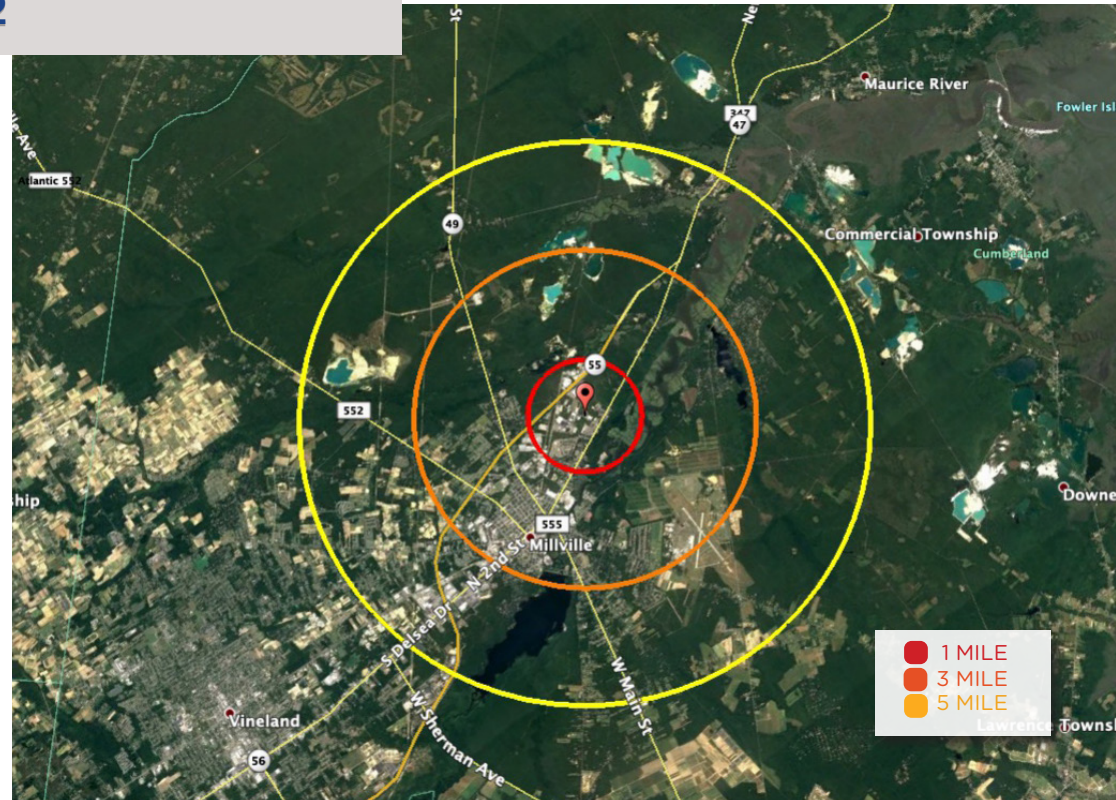
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### Offering Summary

- Size/SF Available:** +/-71,000 SF
- Acreage Available:** +/-23 buildable acres
- Asking Sale Price:** \$1,750,000
- Asking Lease Rate:** \$4-\$5/SF NNN
- Signage:** Monument
- Parking:** 250+ spaces
- Occupancy:** Immediately

### Property/Area Highlights

- + +/- 71,000 SF industrial building - located within an I-1, General Industry Zone
- + Fully conditioned and sprinklered space
- + Twenty (20) additional buildable acres
- + 14 ft ceiling height or greater throughout
- + Manufacturing building with office, conference, and reception areas



### 2020 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
<b>EST. POPULATION:</b>	2,318	22,942	33,007
<b>EST. HOUSEHOLDS:</b>	819	8,596	12,414
<b>AVG. HOUSEHOLD INCOME:</b>	\$47,905	\$43,116	\$47,142

**TRAFFIC COUNT: 15,244 VPD**



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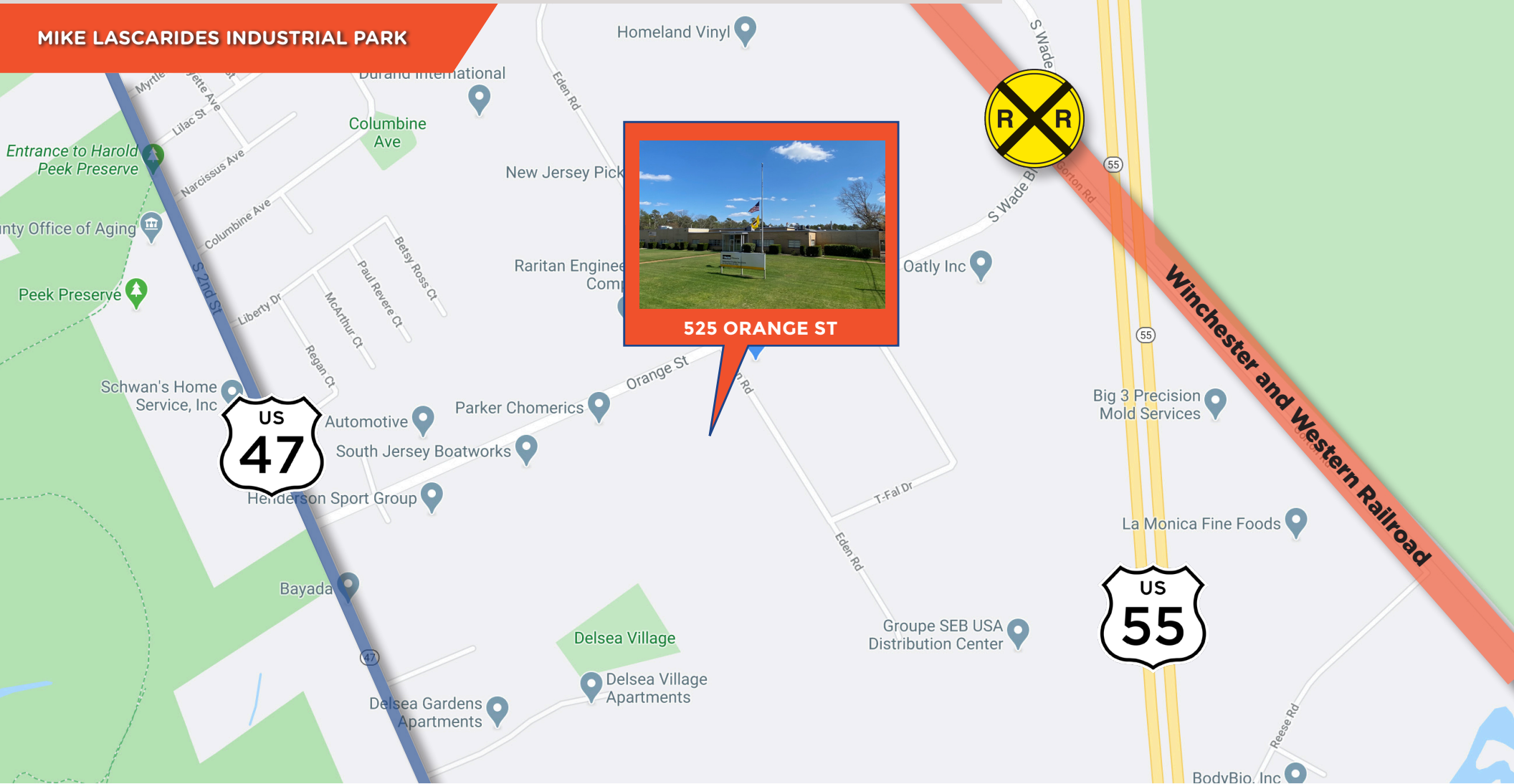
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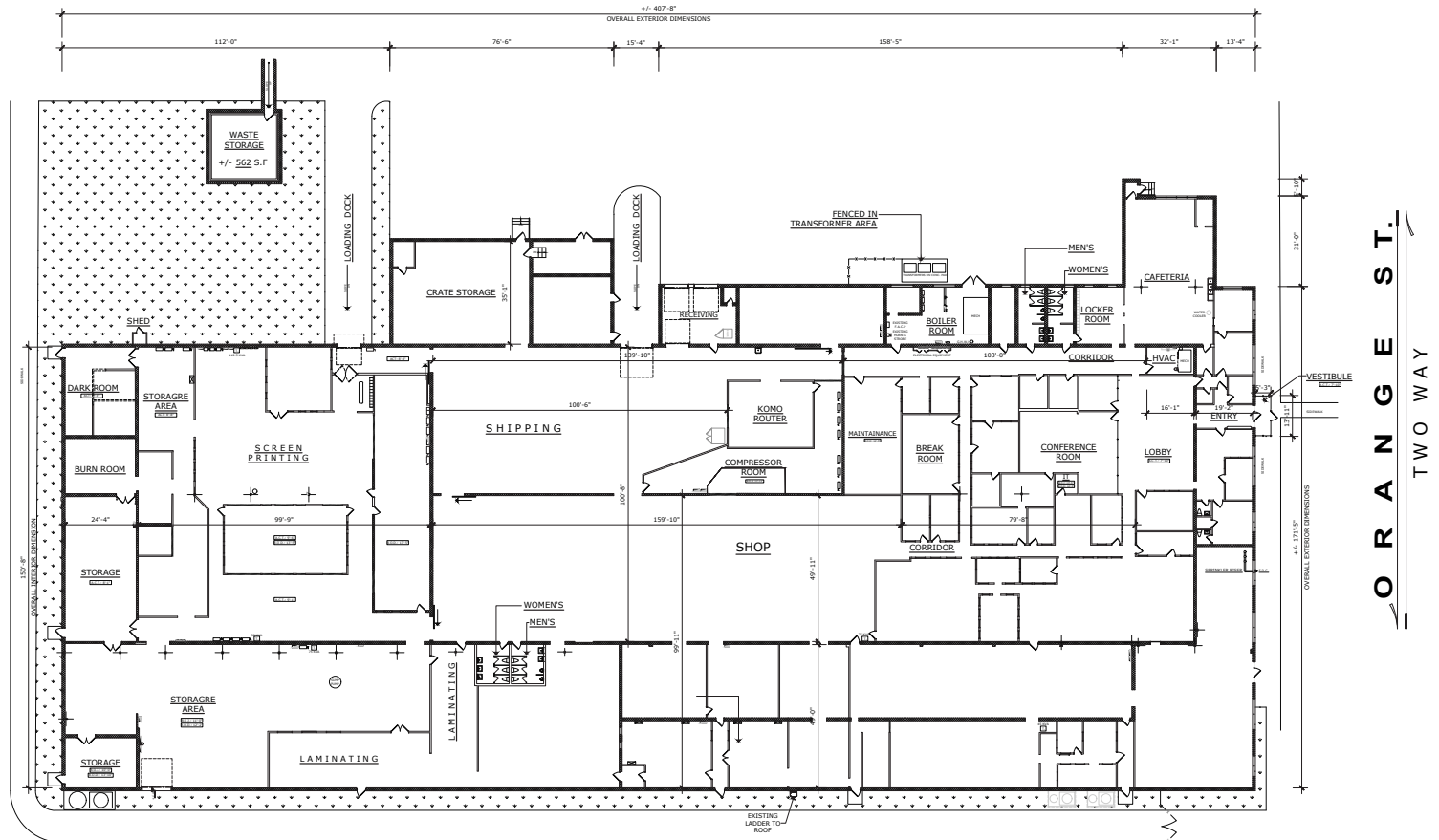
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### FLOOR PLAN



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