

INDUSTRIAL BUILDING FOR SALE OR LEASE

301 - 325 BRUNSWICK AVENUE, TRENTON, NJ 08618

TRENTON INDUSTRIAL SUBMARKET



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Offering Summary

Building Size: +/- 23,000 SF

Lot Size: +/- 1.6 acres

Sale Price: \$1,250,000

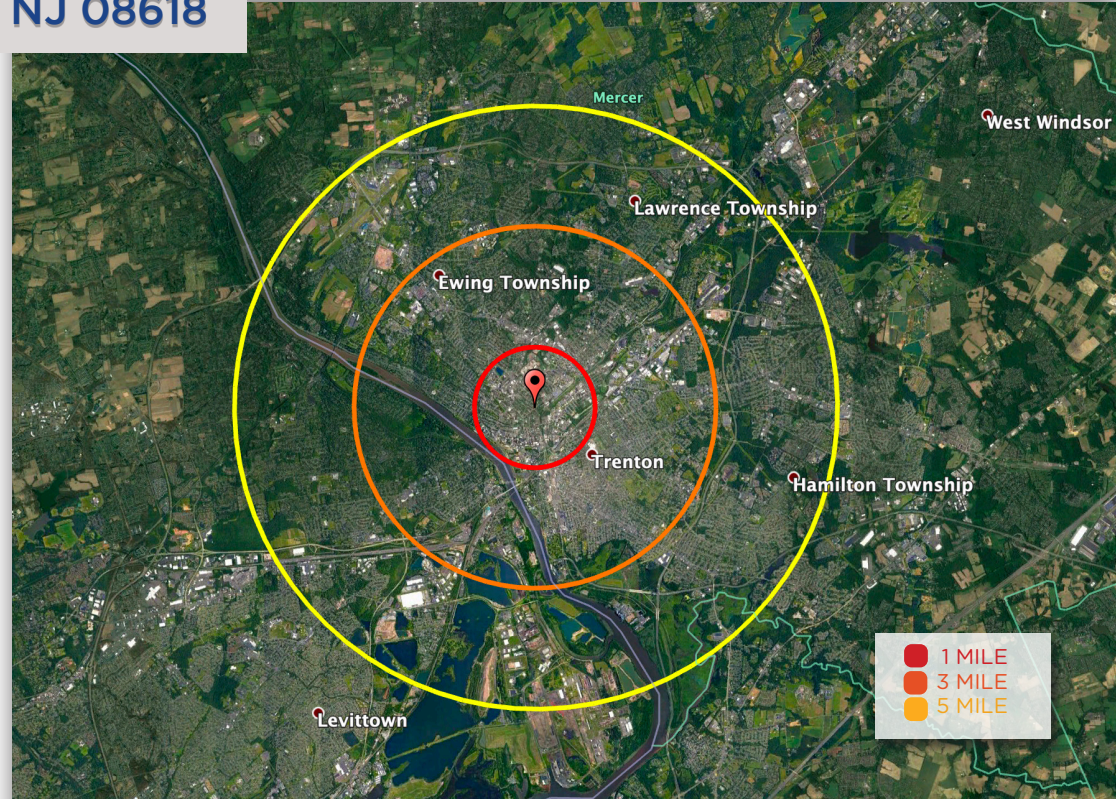
Lease Rate: \$6/SF NNN

Signage: Building signage

Parking: Ample parking onsite

Property/Area Highlights

- + Ideal for a user or for a redevelopment opportunity
- + Listed for below current market value
- + Easily accessible from Routes 1 and 206 and Interstate 295 and is in close proximity to hospitals, retail centers, government agencies and restaurants



2020 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
EST. POPULATION:	24,636	153,700	243,858
EST. HOUSEHOLDS:	9,524	54,641	89,323
AVG. HOUSEHOLD INCOME:	\$43,368	\$70,210	\$85,554



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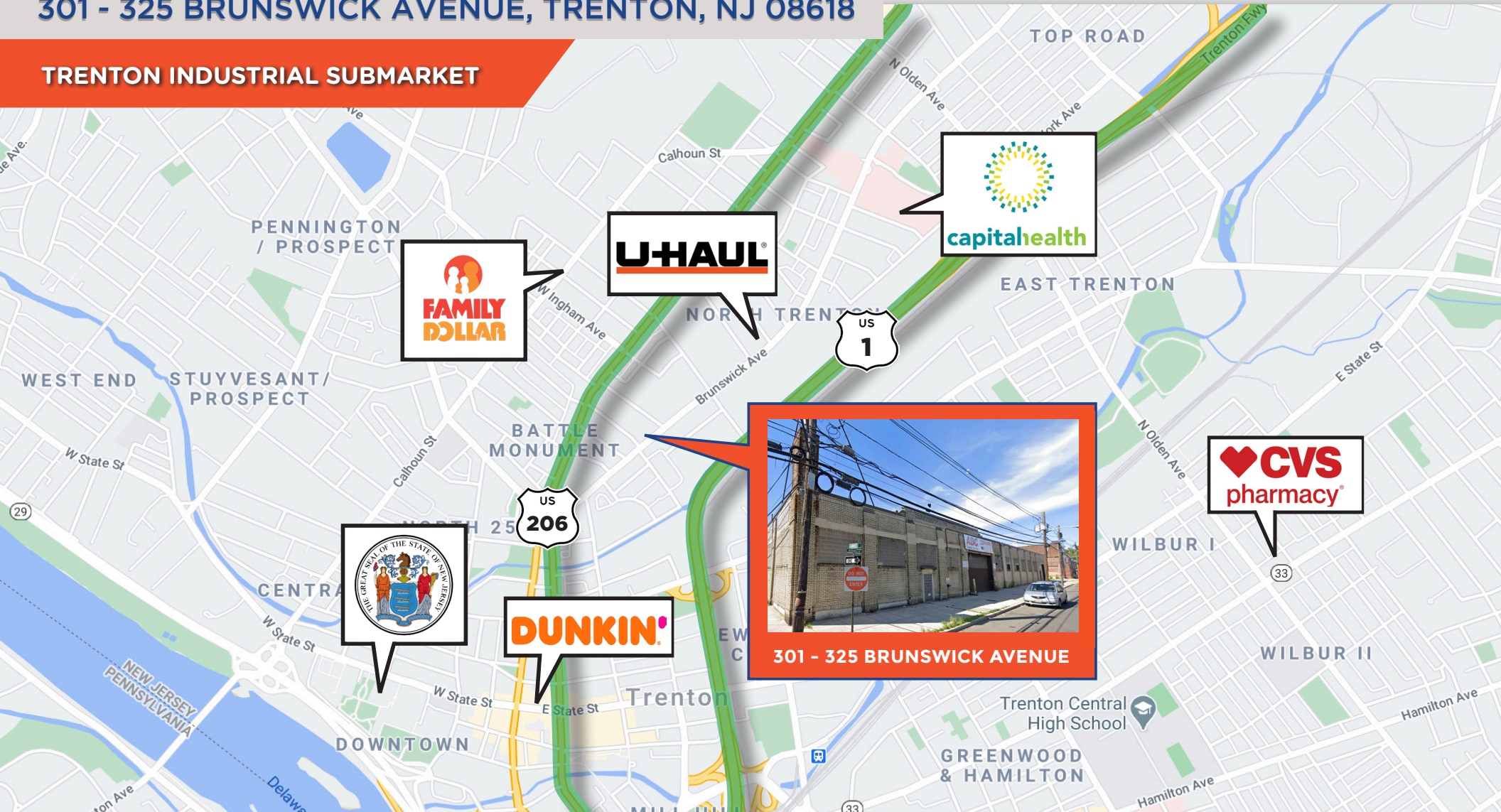
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