

FOR SALE | FLEX BUILDING

FLEX BUILDING FOR SALE OR LEASE



4 Powder Horn Drive | Warren, NJ 07059



PROPERTY SUMMARY

Sale Price:	\$3,450,000
Lot Size:	± 2.9 Acres
APN #:	Block 78, Lot 19.04
Building Size:	± 22,280 SF
Year Built:	1984
Cross Streets:	Mt. Bethel Road

PROPERTY OVERVIEW

Flex Building for Sale -- Price Reduced

LOCATION OVERVIEW

Located on Powder Horn Drive directly off Mt. Bethel Road, with easy access from both Route 78 and Highway 22. Close proximity to Routes 287, 78, 202, 206.

PROPERTY HIGHLIGHTS

- Corporate park setting
- 16' ceilings
- Two drive-ins
- 7,300 SF addition (2005)
- 52 parking spaces
- ±3,000 SF of office space.
- Lease opportunity also available (\$10.50 PSF NNN)
- Available 1Q21

FOR MORE INFORMATION, PLEASE CONTACT:

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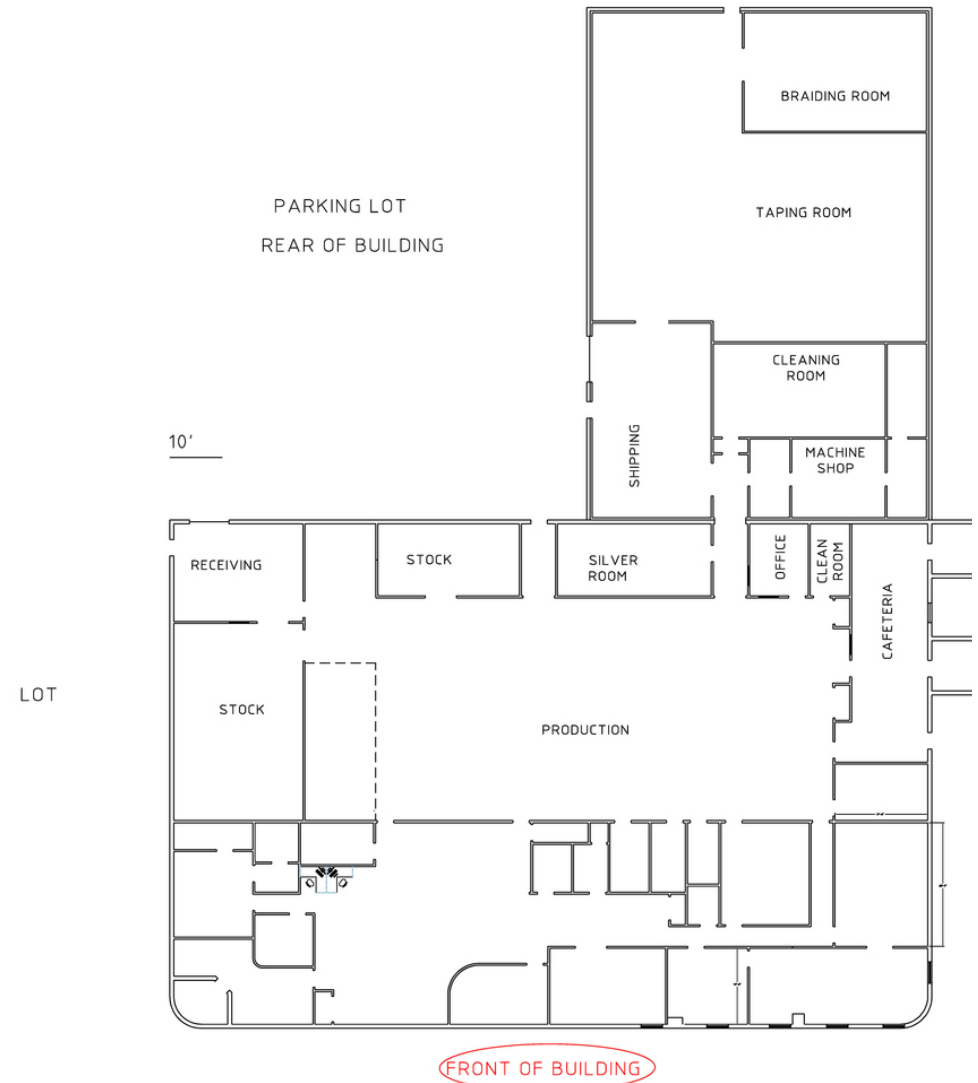


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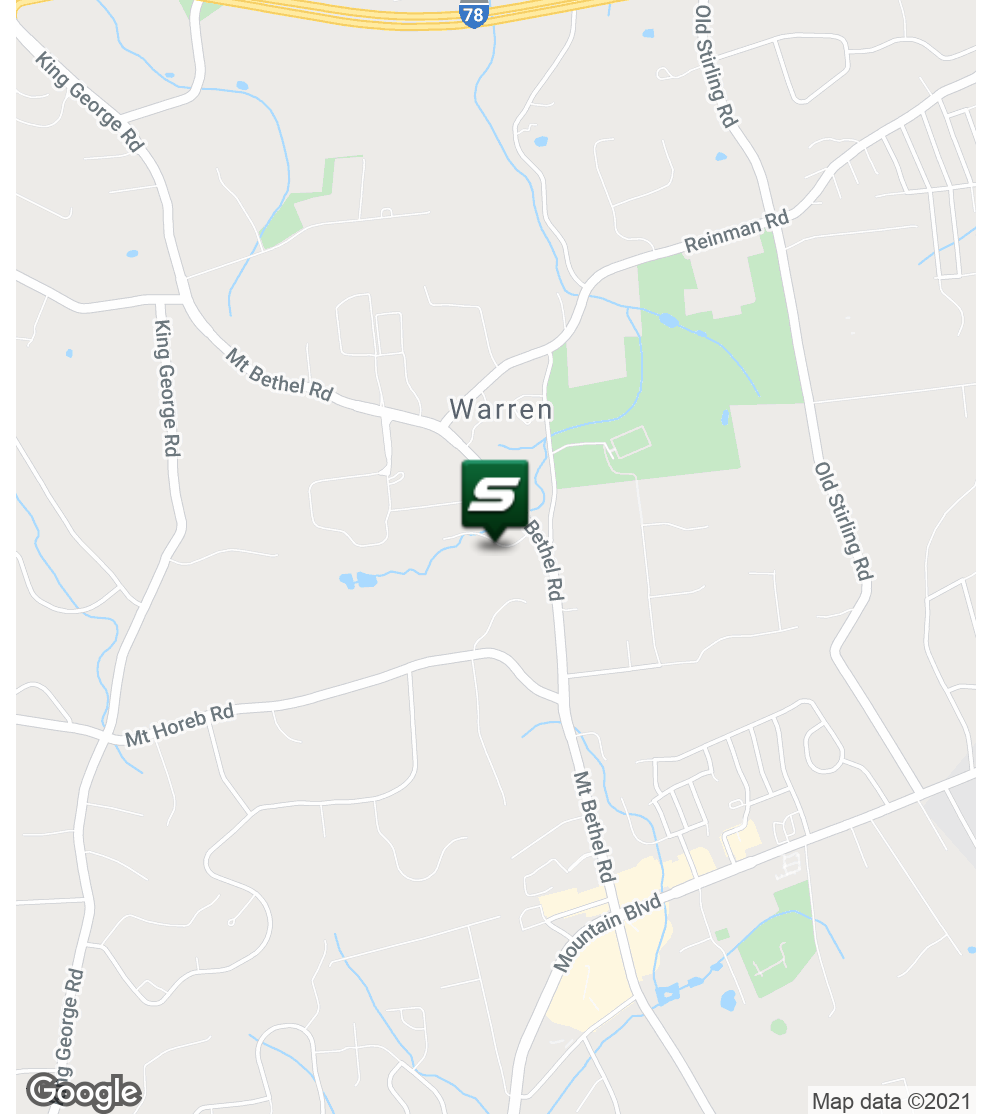
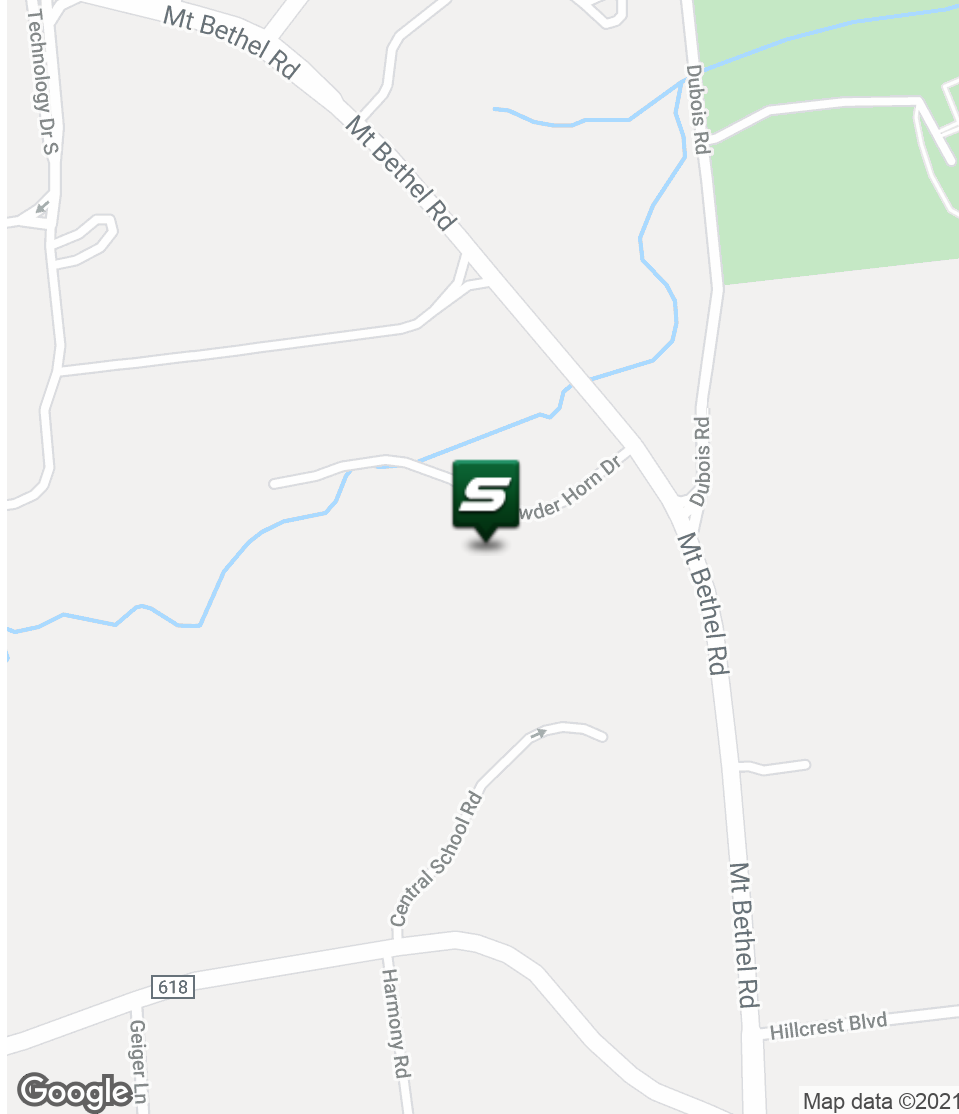
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,404	149,453	628,281
Average age	42.2	39.0	38.2
Average age (Male)	41.9	37.6	37.2
Average age (Female)	42.6	40.0	39.2

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	779	50,840	215,291
# of persons per HH	3.1	2.9	2.9
Average HH income	\$212,349	\$121,660	\$120,289
Average house value	\$718,928	\$461,988	\$496,202

* Demographic data derived from 2010 US Census

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Commercial Brokerage Leasing and Sales

Sitar Realty Company TCN Worldwide is a leader in the commercial brokerage industry of New Jersey. We are full-service brokerage firm and the largest remaining regional independently owned commercial brokerage firm in the state.

Property Management Services

Twin Brook Management, LLC is widely respected in the property management industry and can handle all aspects of property management. We offer full service management or a more limited management approach depending on the client's needs.

Property Tax Consulting

Our real estate tax team can provide an analysis of your property's taxes to determine if you are over-assessed and based on the results of our analysis we can reduce your property tax burden.

Rent Receiver Services

Banks, law firms and courts rely on our company to preserve property values and stabilize properties that are in the process of foreclosure. Our hands-on approach, along with the latest technology allows our clients to feel comfortable and informed throughout the entire process.

Award-Winning Research

In today's real estate market, timely, accurate information can provide a competitive edge that our clients need to succeed. Our database allows us to access information pertaining to over 300 million square feet of office and industrial space and is updated continuously.

Consulting and Advisory Services

Our services range from multivariate financial analysis to interstate site selection. We can help to maximize your company's profits while your focus on your company's core business.

Development

Our development division has been responsible for the development of hundreds of millions of dollars of properties throughout New Jersey. Our firm is known for our high quality projects that are architecturally significant. Due to our years of experience, we can assist you at any level in the development process.

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