



106 Harmon Drive

Blackwood, New Jersey

Property Description

- 38,300± SF industrial building
- (3) tailgates & (1) 12' x 14' drive-in
- 39' x 40' column spacing with 45' x 135'± area column free
- 18' ceiling heights
- Brick & masonry construction
- Bathrooms: 3 in office area each with water closet & sink; 1 bathroom in warehouse with 3 water closets, 2 urinals & sink
- Public water & sewer
- Radiant gas heat & 5 ceiling fans
- Parking for approximately 50 cars (double spaces)
- Power: 3 phase, 1200 amps, 277/480 volts
- T-8 lighting
- Wet sprinkler system
- Taxes (2016): \$46,210
- Zoning: Light Industrial
- Easy access to NJ Turnpike, I-295, shore points & bridges to Philadelphia



Sale Price

\$1,195,000
PRICE REDUCED

Lease Rate

\$4.40 PSF NNN

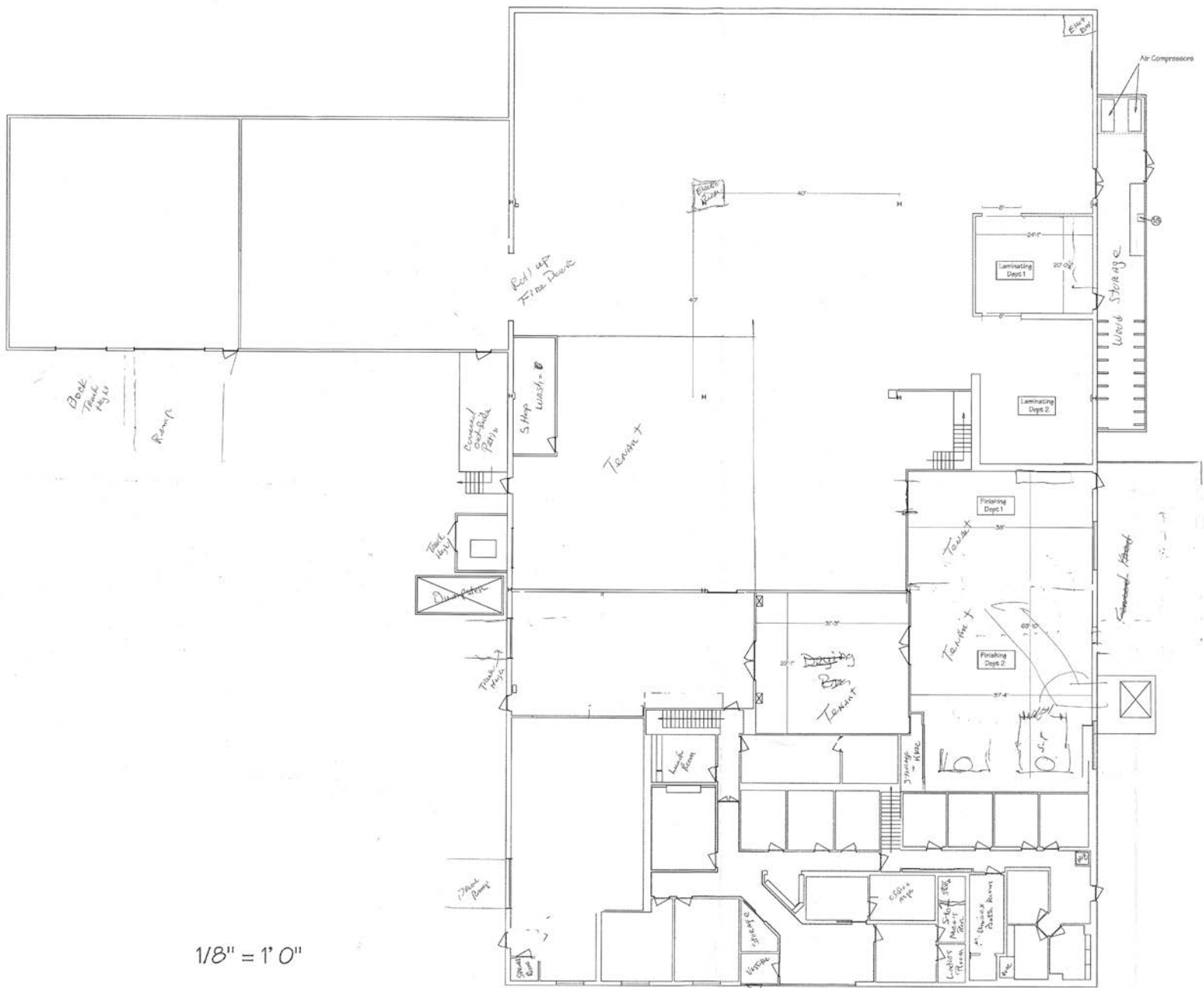


For more information:

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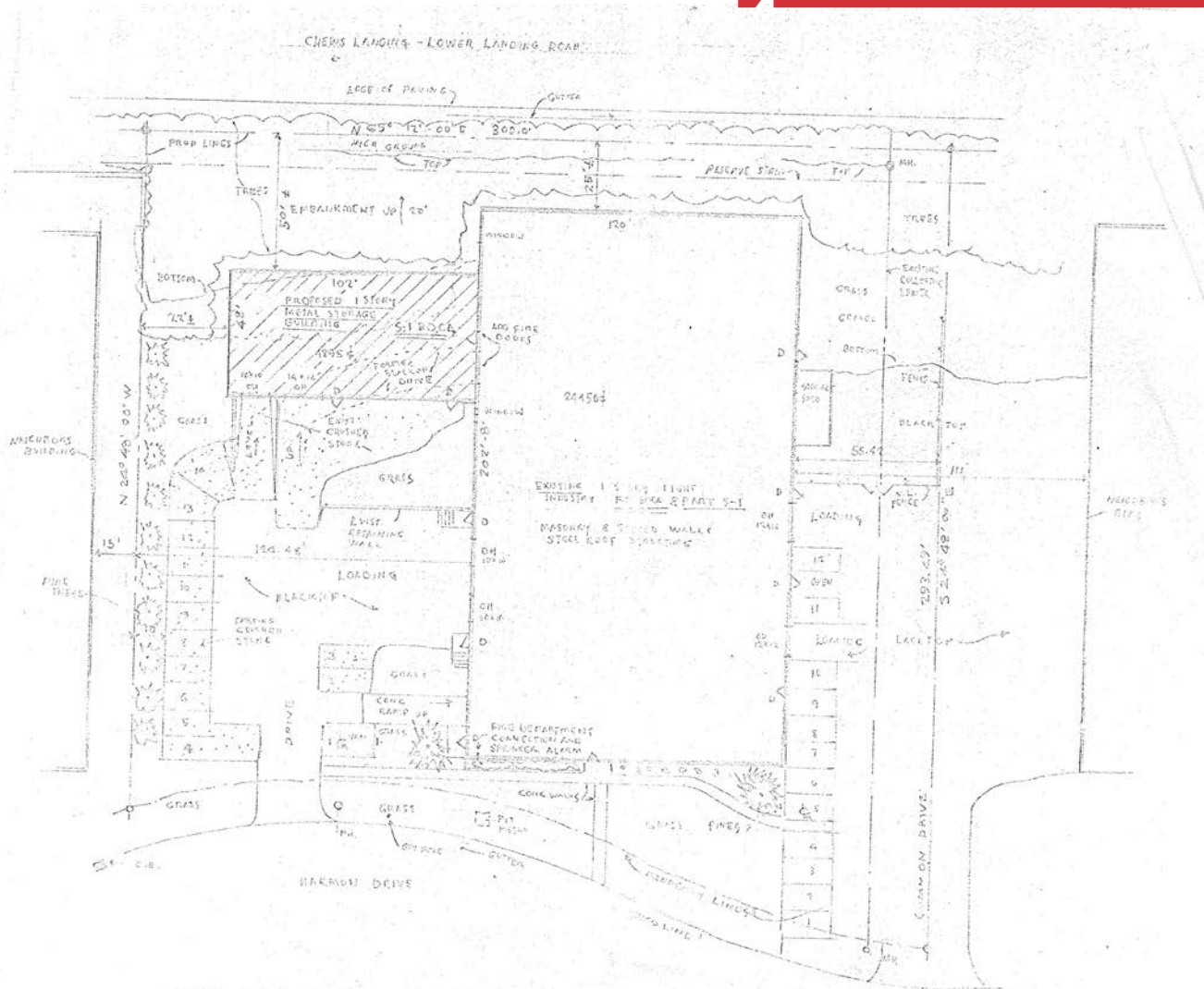
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21 Roland Avenue
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SITE PLAN

10:30

LOT 3, BLOCK 2402, PLATS 24
DETAILS TAKEN FROM SURVEY NO 926185
BY ARTHUR D. C. SURVEYING SERVICES
7-02 BY JOHN CAROVAN - PL. GS 3673X

38 CAR SPACES
6 TRUCK SPACES

COVERAGES

SITE AREA : 778000 sq

B L D G Area : 24450 sq
APD 4895 sq

$$29345 \text{ } \phi = 36.7\%$$

HARD COVER:

29 345

$$\begin{array}{r} 7000 \\ 11070 \\ 1000 \\ \hline 48315 \end{array} \quad \begin{array}{l} - \text{BLACK TOP LEFT} \\ - \text{BLACK TOP RIGHT} \\ - \text{WALKER} \\ = 61.6\% \end{array}$$

AREA OF EXISTING GROUND DISTURBED
400 SQ FT - EROSION CONTROL
PERMITS NOT REQUIRED

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