

For Sale

425 Carr Ave
Keansburg, New Jersey
±30,613 Sq. Ft. Industrial on ±1.04 Acre



Specifications

- Floor Area:** ± 27,613 Sq. Ft. Warehouse 1st Fl. (Footprint)
± 3,000 2nd. Story Office Area
- Two Units:** **A:** ± 20,613 Sq. Ft. Floor Area includes ±3,000 Sq. Ft. Office
Five (5) Drive Ins– Three (3) 16 x 16 Ft, Two (2) 12 x 12 Ft
One (1) 5 Ton Crane, Spray Booth, 1,200 Amps Power
B: ± 10,000 Sq. Ft. Floor Area– Three (3) Drive Ins– 12 x 12 Ft.,
No Office Area, Existing Restrooms
- Loading:** 8 Total Oversized Drive Ins
- Ceiling:** 20 Ft. Clear to Underside of Truss
- Crane:** One (1) 5 Ton
Additional Crane Ways w/Support Beams in Place.
- Utilities:** City Water / Sewer, Full Sprinkler
Gas Fired Radiant Heat in Unit A; Gas Blowers Unit B
1,200 Amps Power 3PH
- Occupancy:** Unit A- To Be Determined Based on Sale of Business
Unit B- Occupancy 60-90 days (Existing Tenant in Place)
- Solar:** ±190 Solar Panels
- Roof:** New in 2012
- Taxes:** \$ 73,137.24 Annually
- Sale Price:** \$3,375,000.00 (\$110.25 Sq. Ft.)

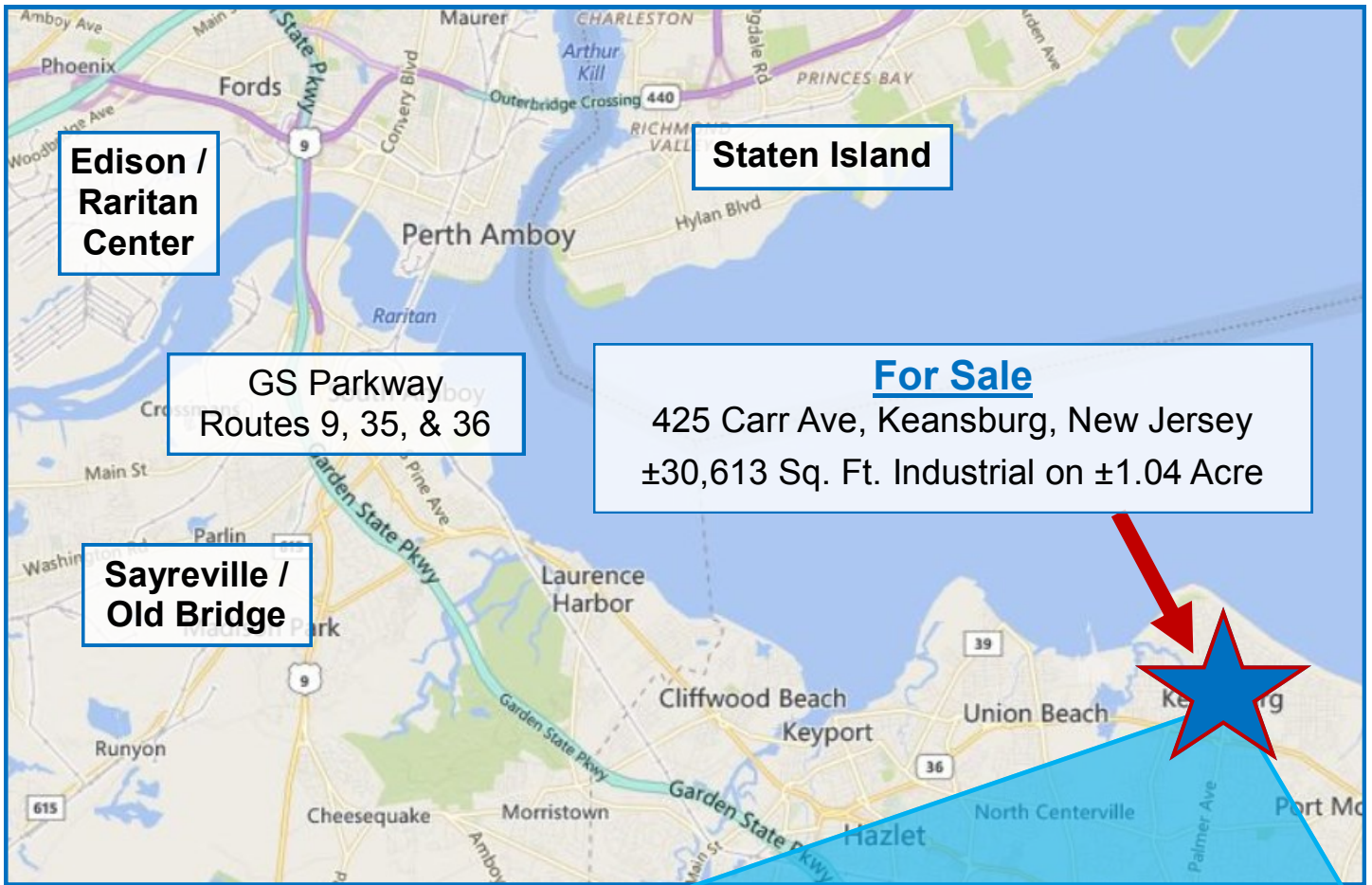
LOGISTIC REALTY
INDUSTRIAL REAL ESTATE SERVICES

Bill Hettler

732.738.8888

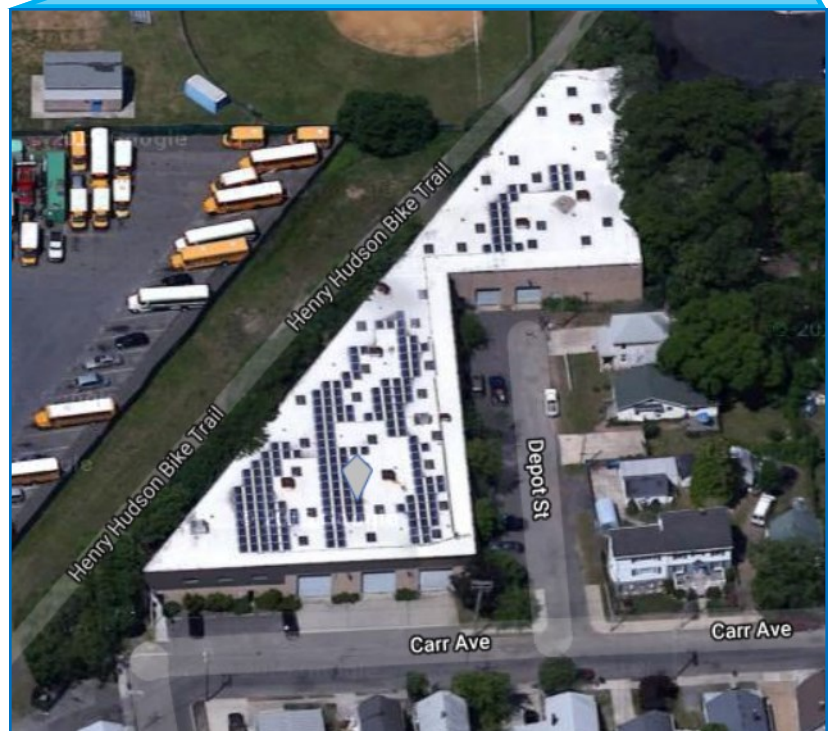
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Resume: www.williamhettler.com



Location:

- Less Than **3.8 Miles** to Belford Ferry Service direct to Lower Manhattan/NYC.
- Less Than **23 Miles** to Outerbridge Crossing/Staten Island.
- Less Than **20 Miles** to Raritan Center/Edison
- Less Than **34 Miles** to Lakewood (54 Minutes No Traffic)
- Less Than **34 Miles** to EWR
- Less Than **37 Miles** to Verrazano



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