



**FOR SALE
WAREHOUSE**

**152 ROUTE 206 SOUTH
HILLSBOROUGH, NJ**

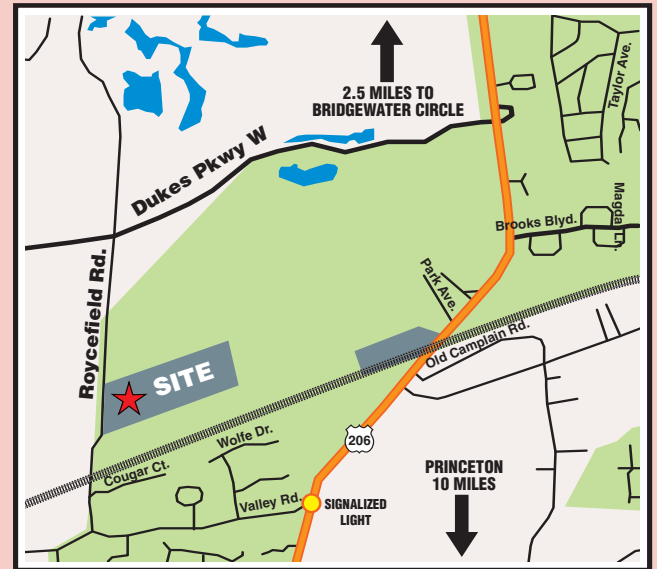
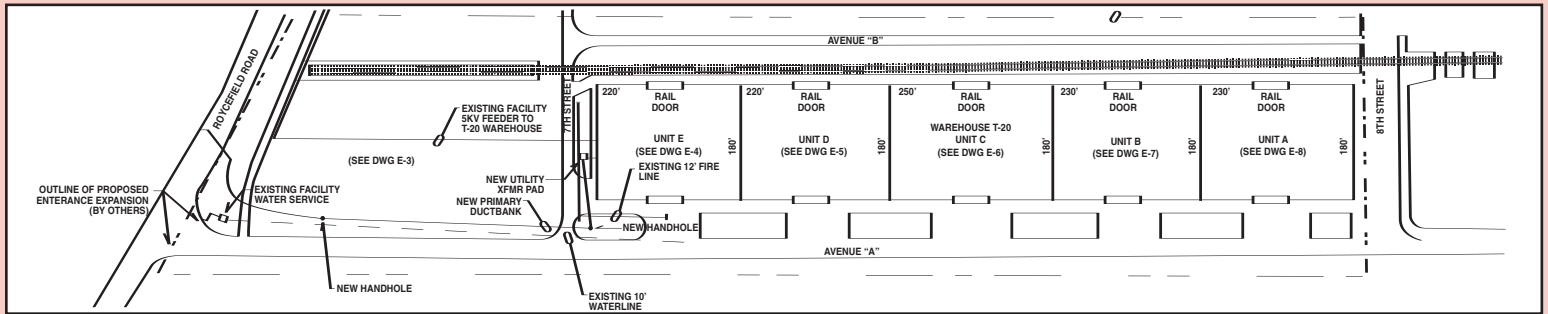
NAI Fennelly
Commercial Real Estate Services, Worldwide.

**United States Postal
Real Estate Disposition**

Ibis Plaza
3525 Quakerbridge Road
Hamilton, New Jersey 08619

Return Service Requested

152 ROUTE 206 SOUTH HILLSBOROUGH NEW JERSEY



Total Building S.F.	205,200 s.f.
Lot Size	15 Acres
Block & Lot	Part Block 142; Lot 23
Building Specs	1,140 x 180 deep with 500 s.f. office Concrete block building with wood roof 100% sprinklered, wet pipe system 14 ft. clear ceiling with 20' x 20' bay
Year Built	1943
Heat	Space heaters
Utilities	City water and sewer
Power	13.2 KVA or 4.16 KVA service
Loading	5 drive ins & 5 rail doors
Access	Access to property from Roycefield Road
Taxes (2005)	\$129,320.00 (\$0.63 per s.f.)

NAI Fennelly, on behalf of the United States Postal Service (USPS), is requesting proposals to purchase this property. The terms of sale are all cash, "as-is-where-is". The USPS will allow 30 days for the buyer's due diligence investigation with closing to take place within 30 days after completion of the investigation. The USPS will only convey title by Special Warranty Deed. In addition, they will not pay any costs related to the sale, except for one half the escrow fees. Offers must specify a price and any terms different from those specified above. **ADDITIONAL INFORMATION ON THE PROPERTY AND ITS CONDITION ARE AVAILABLE FROM NAI FENNELLY AT \$50.00 PER PACKAGE and only proposers who have purchased the additional information will be considered for further discussions.**

The USPS reserves the right reject any or all proposals. In addition, it reserves the right to have discussions with any party, including parties not making a proposal pursuant to this solicitation. Preference may be given to government entities responding to this solicitation.

Inspections may be made by appointment. To make an appointment, or to request additional information, including the form of contract, contact NAI Fennelly. Any party desiring to purchase this property must send a non-binding letter of intent by October 15, 2006.

FOR DETAILS CONTACT:

Gerard J. Fennelly or John R. Comp

NAI Fennelly

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