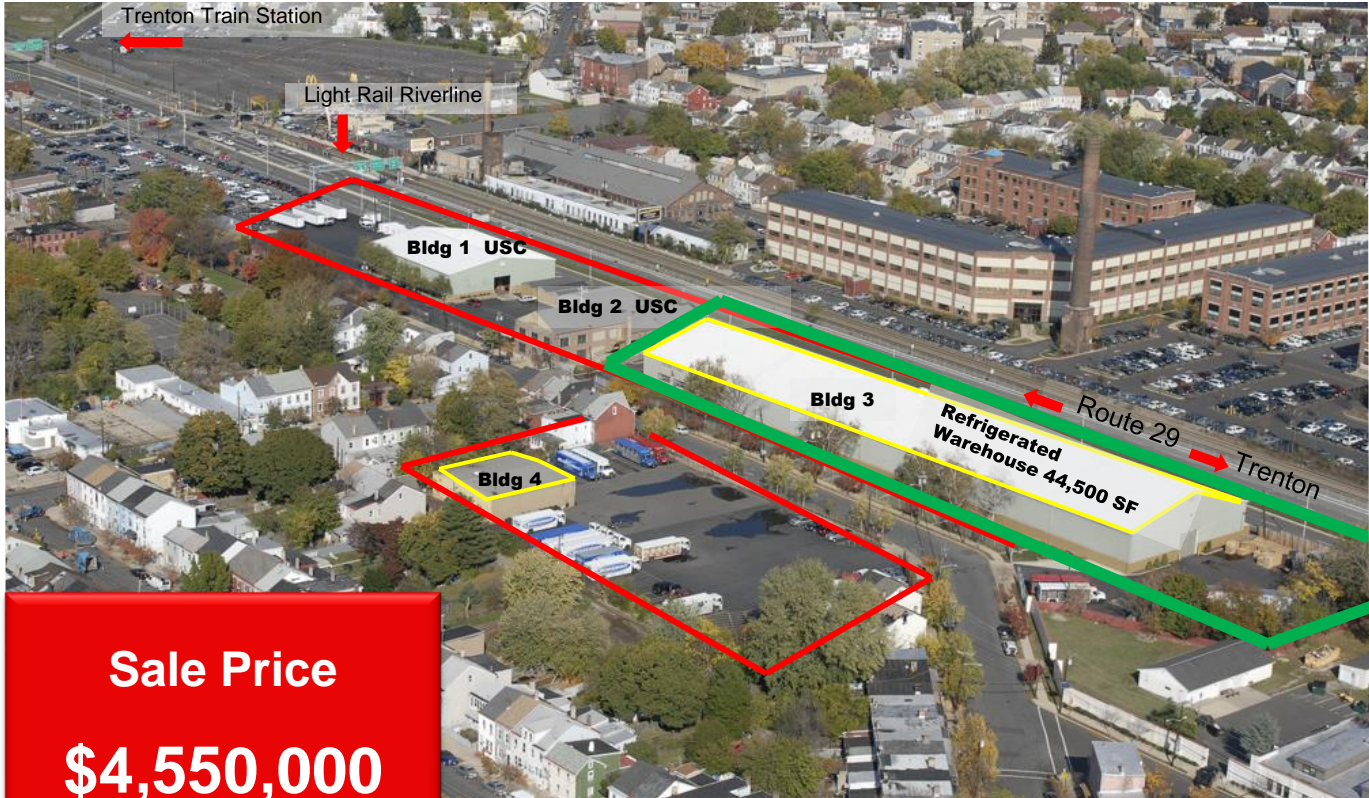


FOR SALE \$4,550,000

Office / Warehouse: 292 3rd Street, Trenton, NJ



Sale Price

\$4,550,000

Existing Income
\$15,500/Month

ZONING
AND BUILDING USES:

Building Supply Yard
Refrigerated Building
Office, Warehouse
Outside Storage

Total Space: 71,581 SF

Bldg 1 – 12,557 SF Warehouse (leased) - Tenant: *Universal Supply, Fully Occupied*

Bldg 2 – 14,450 SF Office, 8,000 SF Vacant
Tenant: Universal Supply

Bldg 3 – 44,574 SF Refrigerated Warehouse, vacant, 22'-44' Clear

Structure 4 – Open Lot - 1.12 Acres

Contacts: Jerry Fennelly, Matt Fennelly

www.Fennelly.com | 609.520.0061 | Fennelly@Fennelly.com

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Commercial Real Estate Services, Worldwide.

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FOR SALE

Office / Warehouse: 292 3rd Street, Trenton, NJ

Warehouse	Building 1
Total Sq. Feet	12,557 SF*
Ceiling Height	30'
Column Spacing	102' clear space
Lot Size	157.47 x 350
Block	11601
Lot	10
Drive Thru	Both sides 12x14 doors
Outside Storage	30,000 SF
➤ *Leased	To Universal Supply Co.

Warehouse	Building 3
Total Sq. Feet	44,574 SF
Office	600 SF
Ceiling Height	30-40'
Column Spacing	Clear span
Lot Size	157 x 626.90 (2.25Acres)
Block	11601
Lots	3, 4, 5, 6, 7
Refrigerated Box	5,000 SF

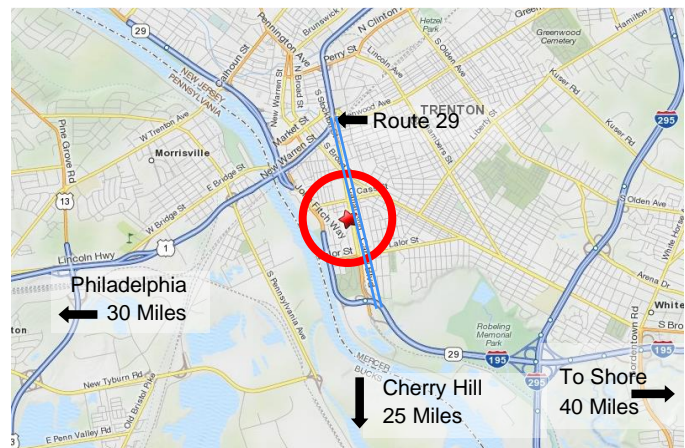
Office	Building 2
Total Sq. Feet	14,450 SF*
1 st + 2 nd Floor	Space available
Block	11601, 5 Lots
Heat	Gas Hot Water, Baseboard / 4 Zones;
Sprinkler	Basement
➤ *Leased	approx 6,000 SF for Retail
➤ *Available	8,000 SF

Open Lot	Lot 4
Lot Size	297 x 165
Block	11702
Lot	1
Acres	1.12

OPERATING EXPENSES

Taxes	\$139,315.59
Insurance	\$22,408.00
Sprinkler Water	\$5,800.00
Sprinkler System	\$1,000.00
Landscaping	<u>\$1,200.00</u>
Total	\$169,723.59

(\$169,723.59 / 71,314 = \$2.38 PSF)



- Zoning: UEZ (Urban Enterprise Zone)
- Taxes: \$139,315.59

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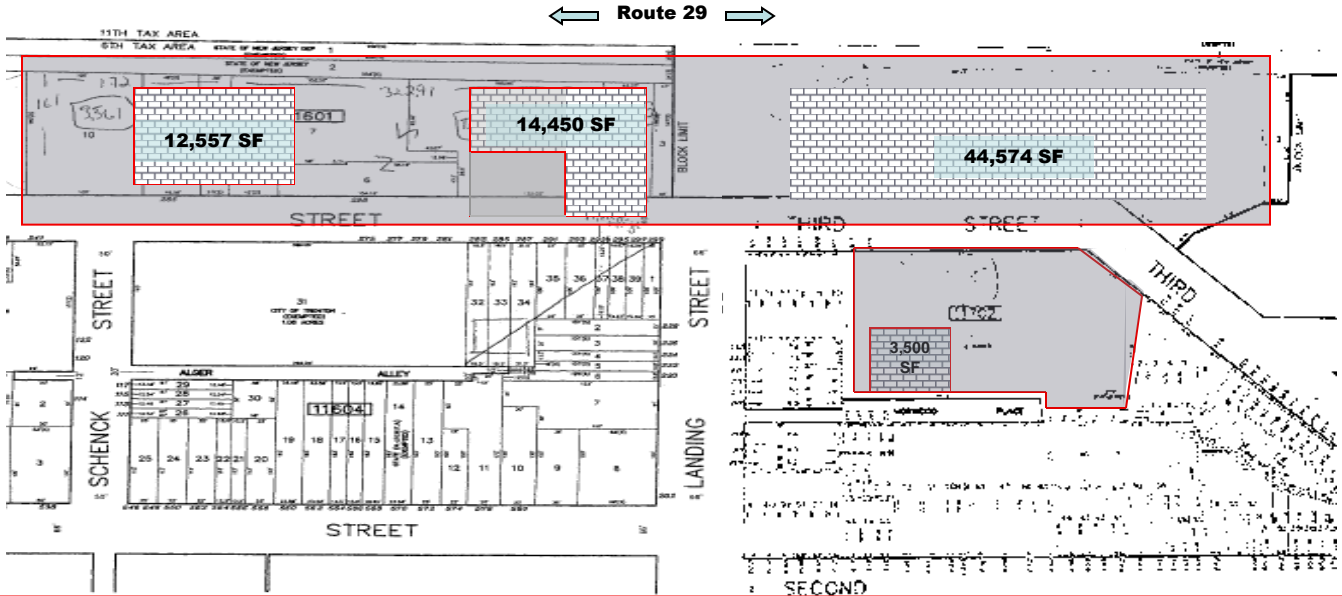
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FOR SALE

Office / Warehouse: 292 3rd Street, Trenton, NJ



Property occupies various Trenton city blocks/lots (+/- 5.5 AC) and consists of five structures with parking lots.

- Situated in the UEZ (Urban Enterprise Zone)
- Located in Trenton NJ, Mercer Co.; approx. 30 Miles from Philadelphia
- Close to Routes 129 and 29; Trenton Train Station and Light Rail River Line – Transit Zone



Rear Bldg. 1, 12,557 SF, Clear Span



Two Story Office, 14,450 SF



Structure 4 – Open Lot, 1.12 AC



Rear Bldg.3, 44,574SF, Clear 30'



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FOR SALE OR LEASE

Office / Warehouse: 292 3rd Street, Trenton, NJ

Urban Enterprise Zone Employment Tax Credit

A credit against the entire net income component of the corporation business (income) tax to corporations actively conducting business from a location within a designated enterprise zone, for certain new, full-time, permanent employees. A credit in the amount of either \$1,500 or \$500 is available for each new hire at the zone facility. There are sales tax benefits related to the UEZ program as well.

Federal Tax Credit Services

WOTC (including Long-Term Assistance; formerly WTW)

Other Statutory Programs

Urban Transit Hub Credit – 100% of capital investments

Manufacturing Equipment Tax Credit

A credit for manufacturing and production machinery and equipment acquired by purchase or lease in the amount of 2% of the investment credit base with a maximum credit of \$1M/year. The credit percentage is doubled (4%) if the taxpayer has 50 or fewer employees and entire net income of less than \$5mio.

Negotiated Incentives

- ⇒ Business Employment Incentive Program (BEIP)
- ⇒ Business Retention and Relocation Assistance Grant (BRRAG)
- ⇒ Sales & Use Tax Exemption Program (STX-UEZ)
- ⇒ Technology Business and Tax Transfer Program

Capacity Info on Refrigeration Equipment

Building 2: (50 Deg. F Storage Temp)

2 Condensing Units Copelametic Compressor M #9RS1-1505-THD

Capacity @ 50 Deg. F / 40 Deg. F Suction = 15 HP Each or 167,000 Btu or 13.9 Ton of Cooling

Total Box Capacity @ 50 Deg. F Storage:

13.9 HP X (2) units = 27.8 HP

167,000 BTU x (2) = 334,000 Btu or 27.8 Tons of Cooling (334,000/12000)

Building 3 (50 Deg. F Storage Temp)

6 Kramer Condensing Units M# 6RP2-350A-TSK Copeland Compressor

Capacity @ 50 Deg. F / 40 Deg. F Suction = 35 HP Each or 399,000 Btu or 33 Tons of Cooling

Total Room Capacity @ 50 Deg. Storage:

35 HP X (6) units = 210 HP

399,000 BTU x (6) = 2,394,000 Btu or 199.5 Tons of Cooling (2,394,000/12,000)

Bud Box: (35 Deg. F Storage Temp)

2 Russell Condensing Units m #DLD15H22-E / Copeland Discus Compressor M# 3DS3-150E

Capacity @ 35 Deg. F / 25 Deg. F Suction = 15 HP Each or 140,700 Btu or 11.7 Ton of Cooling

Total Box Capacity @ 35 Deg. F Storage:

15 HP X (2) units = 30 HP

140,700 BTU x (2) = 281,400 Btu or 23.5 Tons of Cooling (281,400/12000)

Non- Bud Box: (40 Deg. F Storage Temp)

2 Condensing Units Copelametic Compressor M #MRH4-0760-TFC

Capacity @ 40 Deg. F / 30 Deg. F Suction = 7.5 HP Each or 71,000 Btu or 5.9 Ton of Cooling

Total Box Capacity @ 40 Deg. F Storage:

7.5 HP X (2) units = 15 HP

71,000 BTU x (2) = 142,000 Btu or 11.8 Tons of Cooling (142,000/12000)

Above are approximate capacities based on operating temperatures and all units use refrigerant 22.

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