



Available for Sale: 80,000 SF 7-Story Industrial Building

- Warehouse, Loft, Residential Conversion (Redevelopment Project)
- Former Lee Coveralls Building
- 0.75 Acres
- 6 Full Stories above ground, finished basement
- 3 Loading Docks off Rear of Building
- 11' Clear Ceilings
- 1 Operational Elevator
- Taxes: \$138,596
- 11,500 SF per Floor with 1 Bathroom on each
- Zoning: Business B (BB) Zone
- Located just down the street from Trenton Transit Center; Access to Routes 1, 206, I-295
- Current Income from Existing Tenants: \$53,775/yr

Sales Price: \$5,100,000



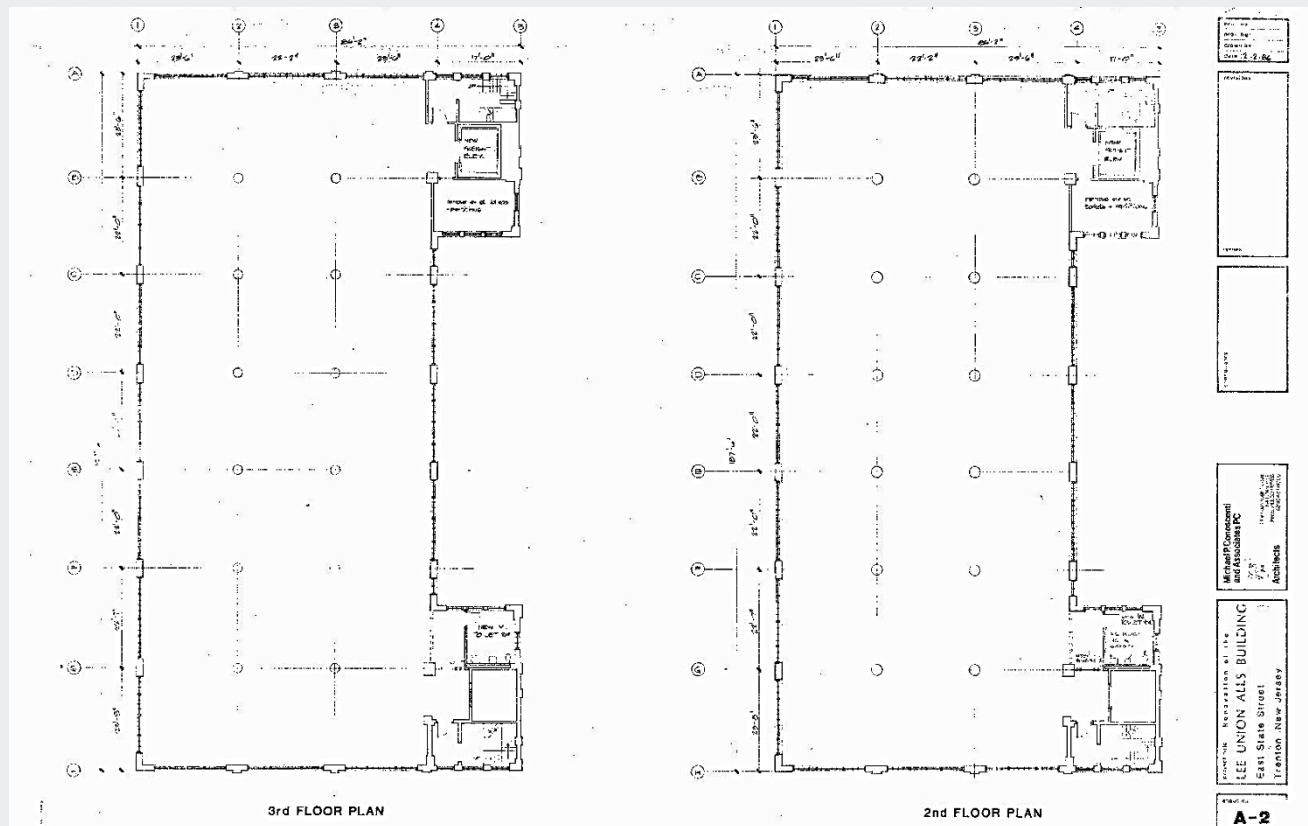
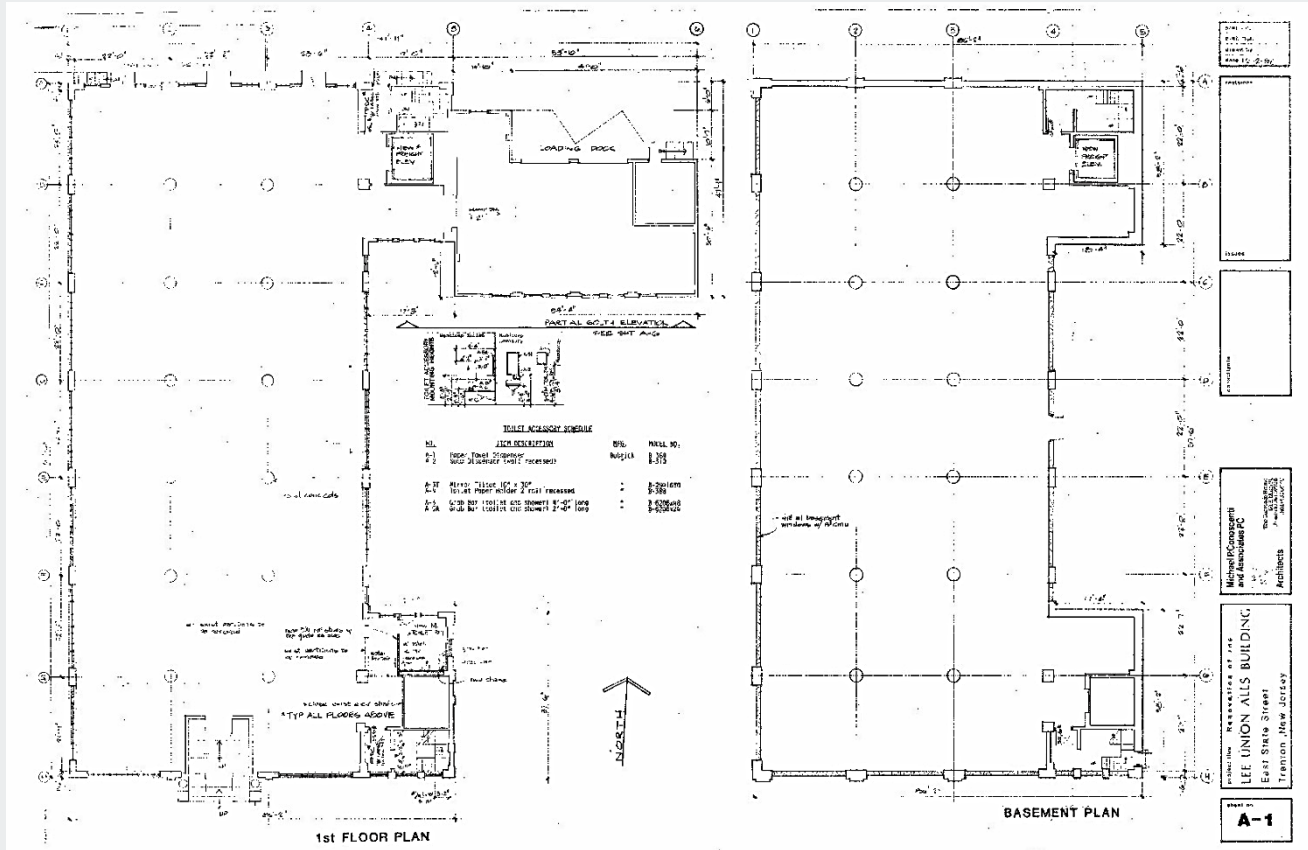
For more information:

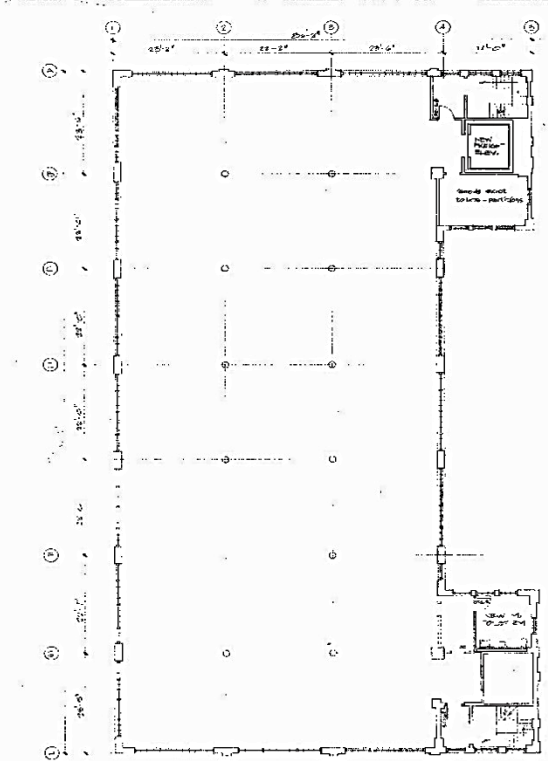
Gerard Fennelly

Keannie Reyes

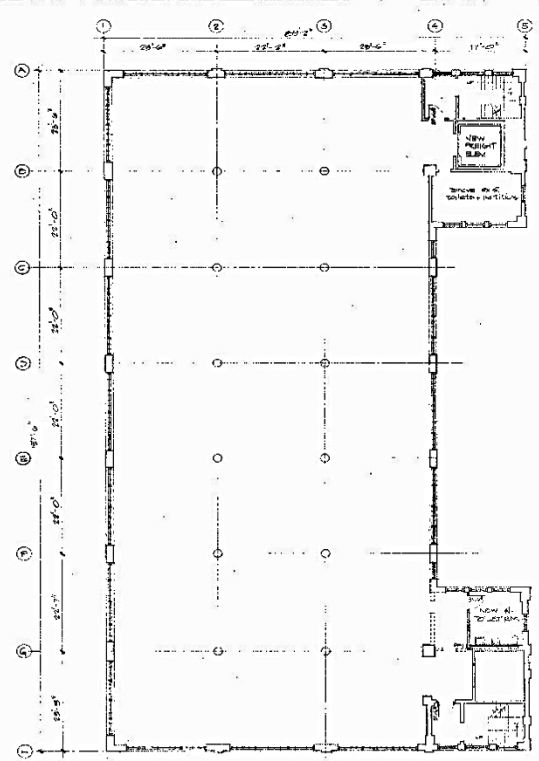
+1 609 520 0061

www.fennelly.com



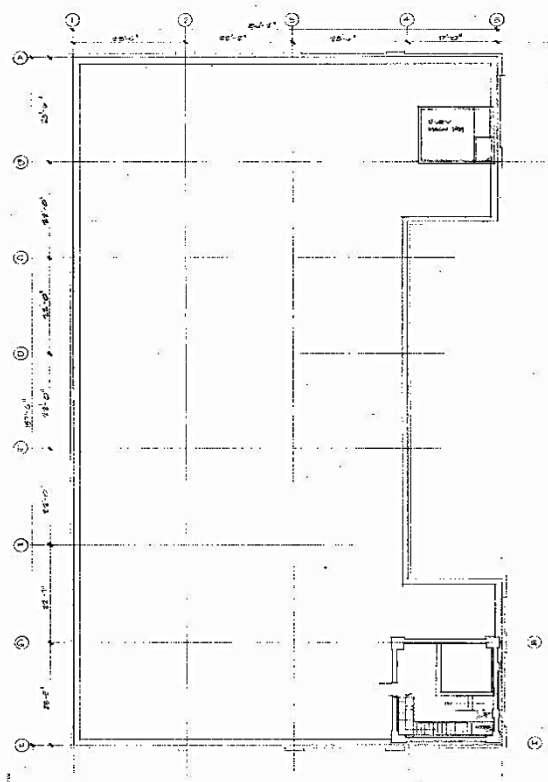


5th FLOOR PLAN

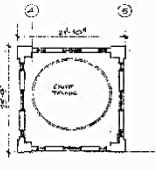


4th FLOOR PLAN

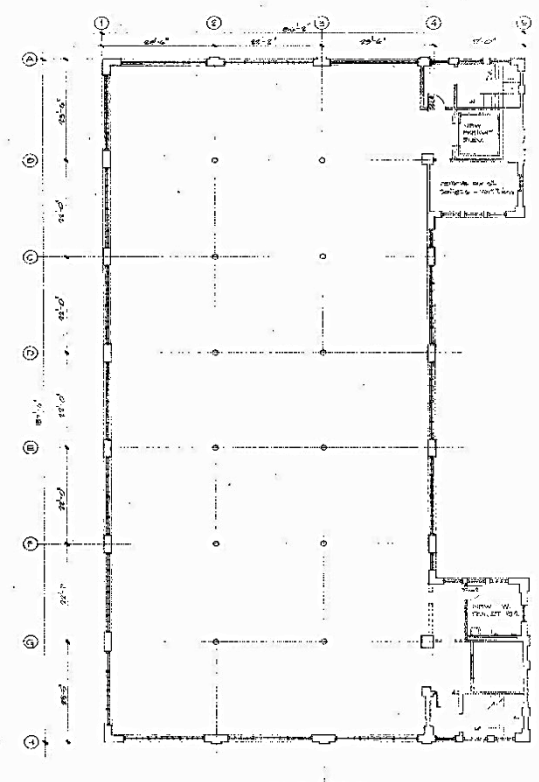
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|-------------|--|
| Proj. No. | |
| Rev. No. | |
| Drawn by | |
| Scale | 1/2" = 1'-0" |
| DATE | |
| PROJECT | |
| DESCRIPTION | |
| ARCHITECT | Richard G. Cassell and Associates PC 1000 East State Street Trenton, New Jersey |
| CLIENT | LEE UNION ALLIS BUILDING East State Street Trenton, New Jersey |
| Sheet No. | A-3 |



ROOF PLAN



UPPER TOWER PLAN

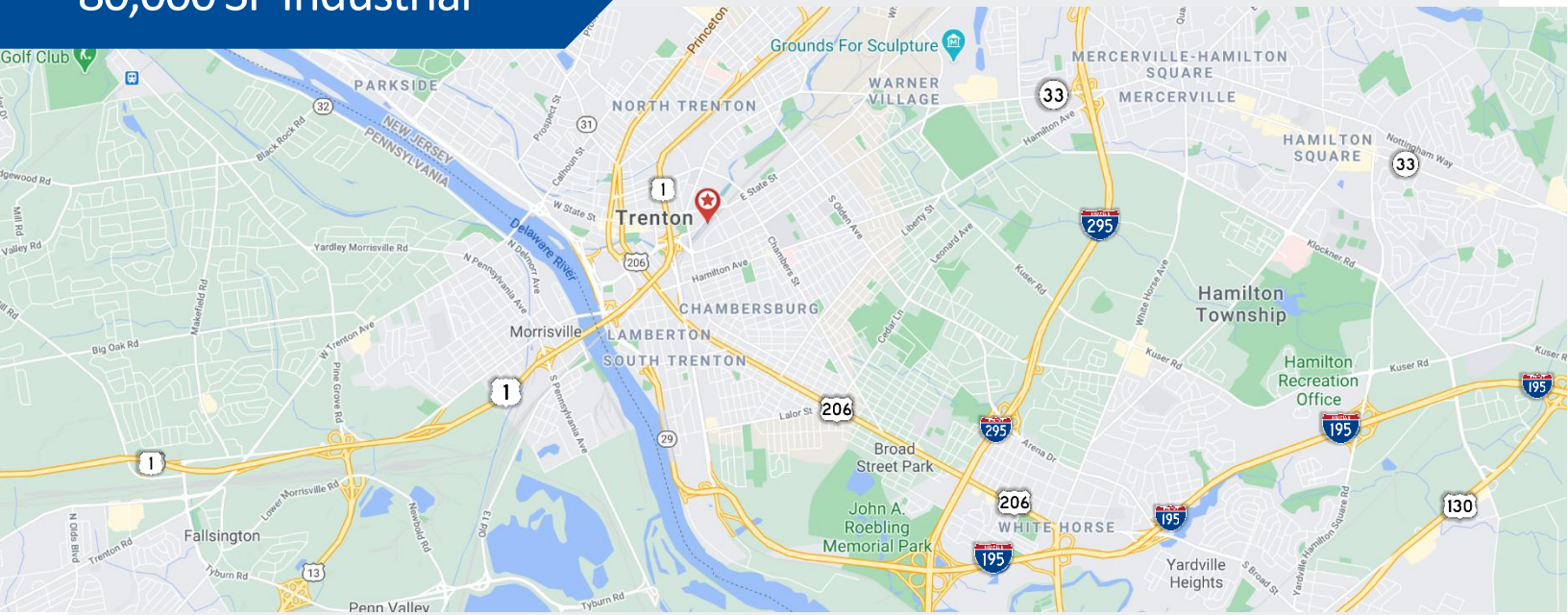


6th FLOOR PLAN

| | |
|-------------|--|
| Proj. No. | |
| Rev. No. | |
| Drawn by | |
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| DATE | |
| PROJECT | |
| DESCRIPTION | |
| ARCHITECT | Richard G. Cassell and Associates PC 1000 East State Street Trenton, New Jersey |
| CLIENT | LEE UNION ALLIS BUILDING East State Street Trenton, New Jersey |
| Sheet No. | A-4 |

For Sale
80,000 SF Industrial

576-610 E. State Street
Trenton, NJ 08609



LEE OVERALL BUILDING

