



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
- Property falls into 500 years flood prediction area

Sales Price: \$5,100,000



For more information:

Gerard Fennelly

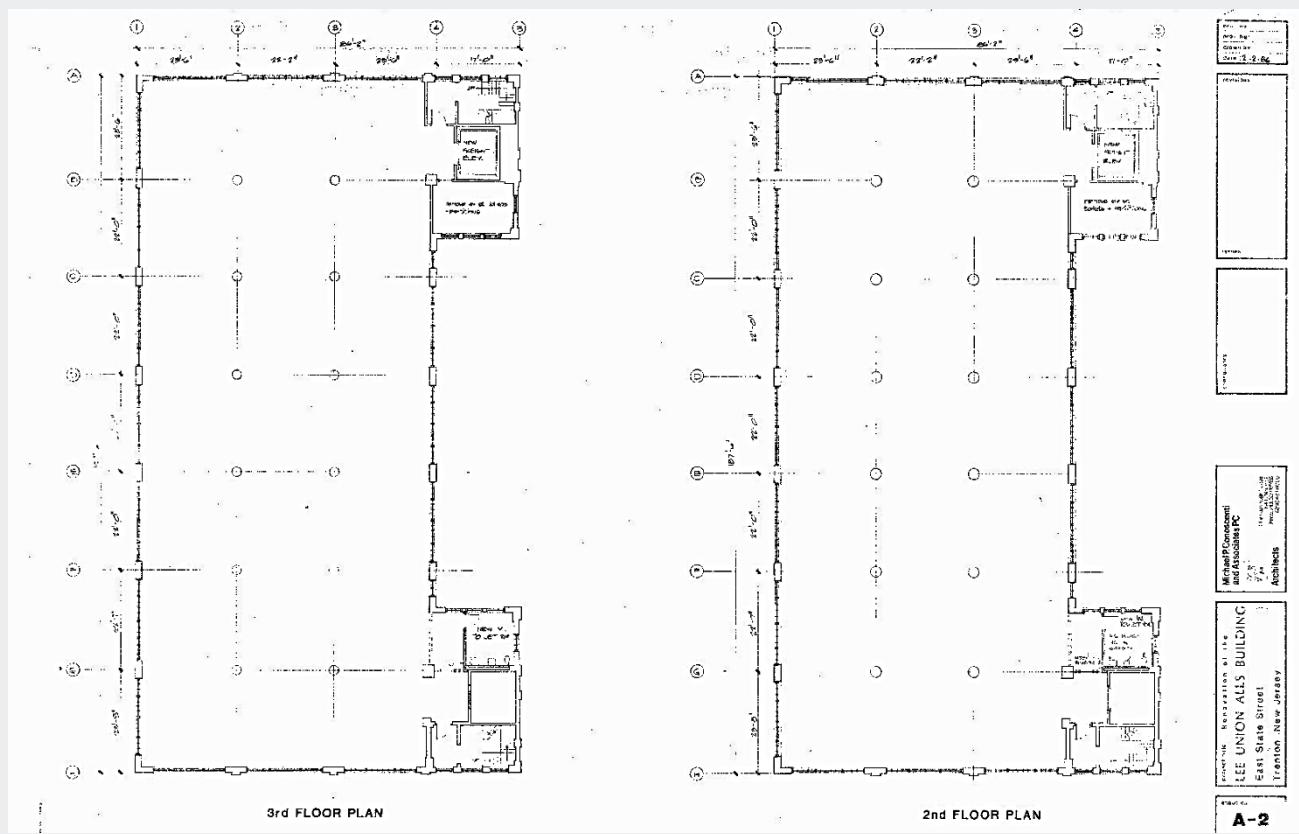
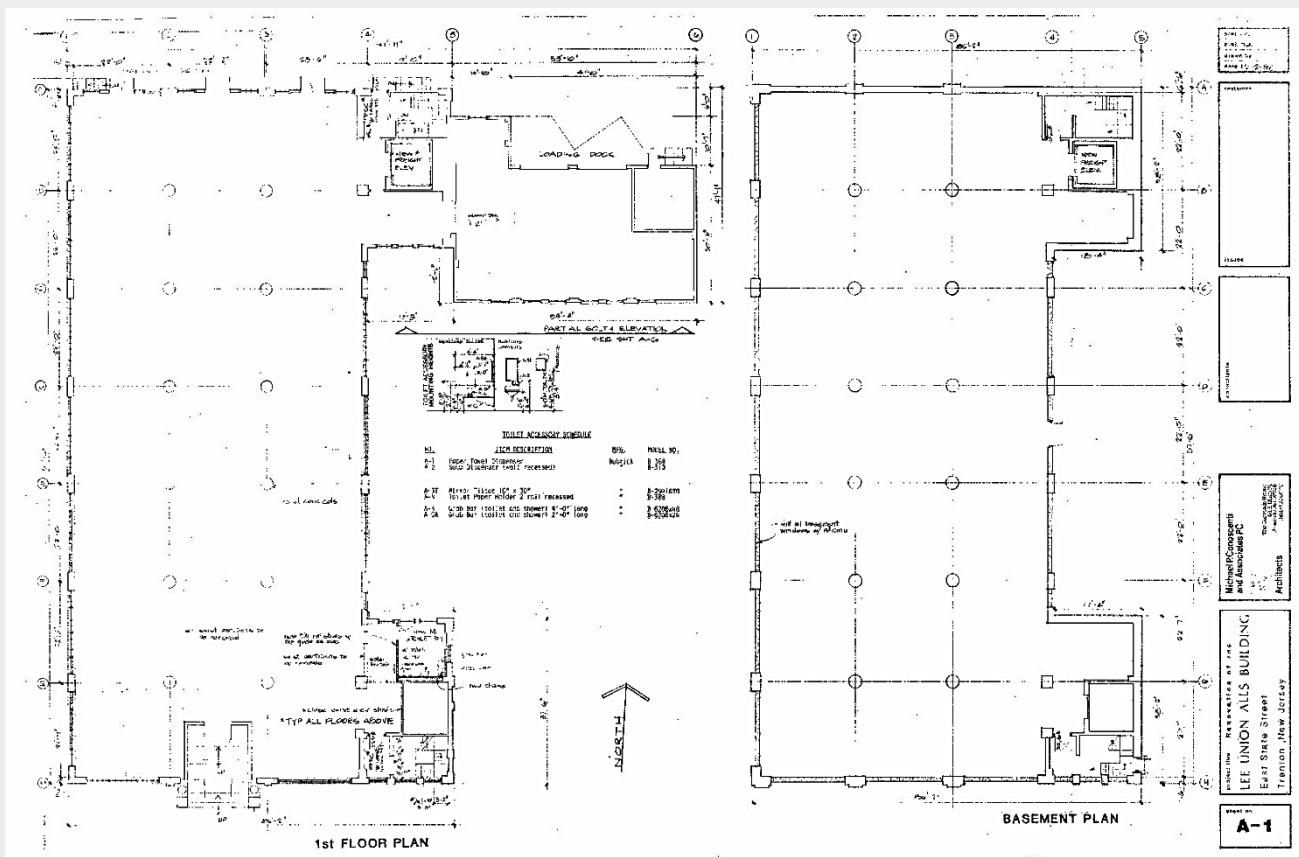
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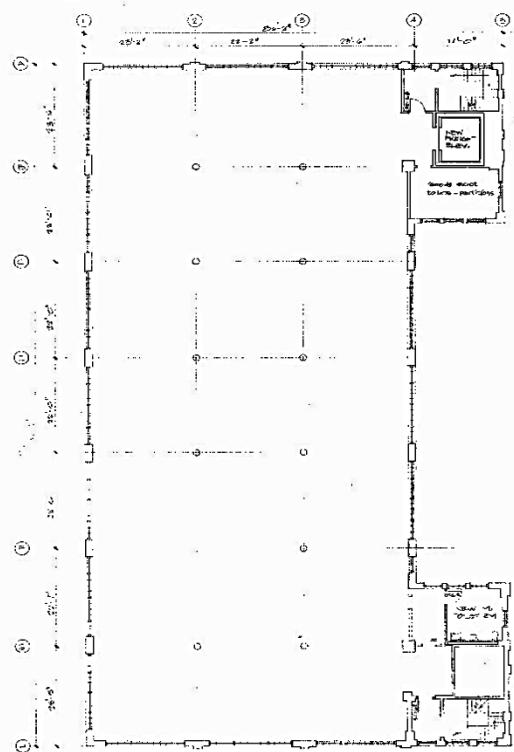
www.fennelly.com

80,000 SF

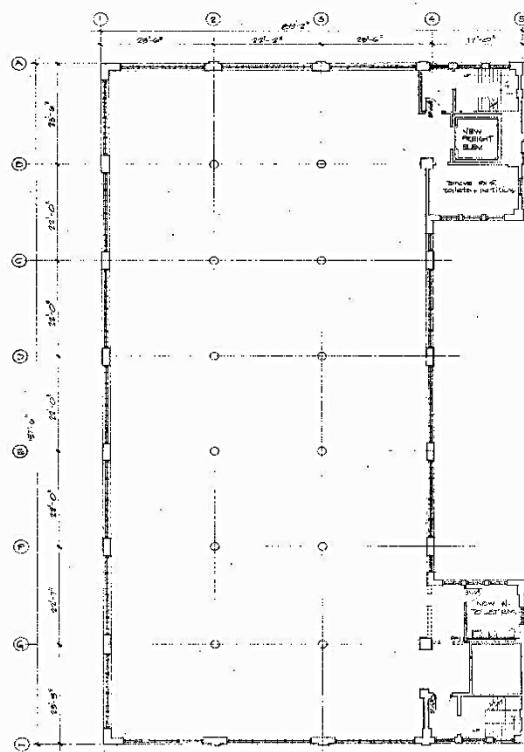
Industrial Building

576-610 E. State Street

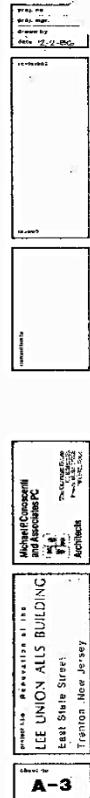




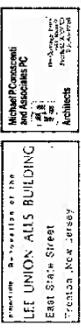
5th FLOOR PLAN



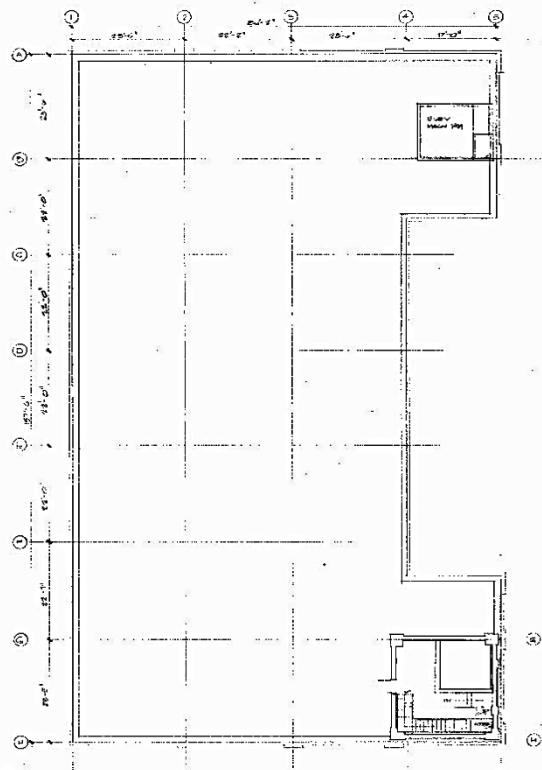
4th FLOOR PLAN



A-3



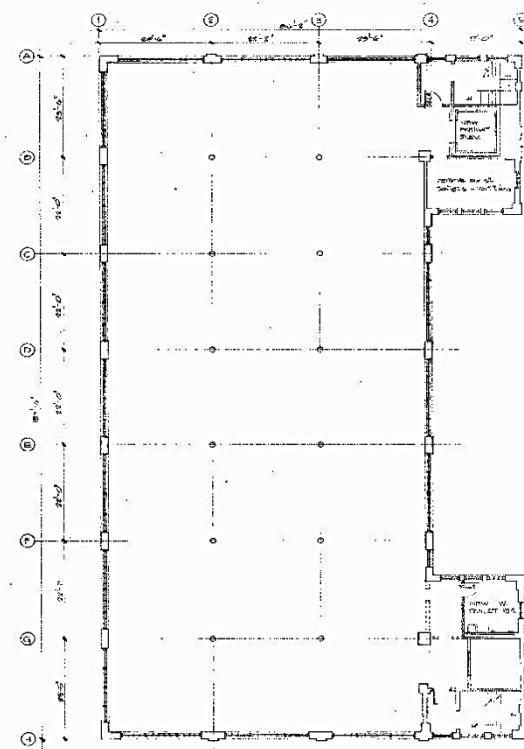
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ROOF PLAN



UPPER TOWER PLAN

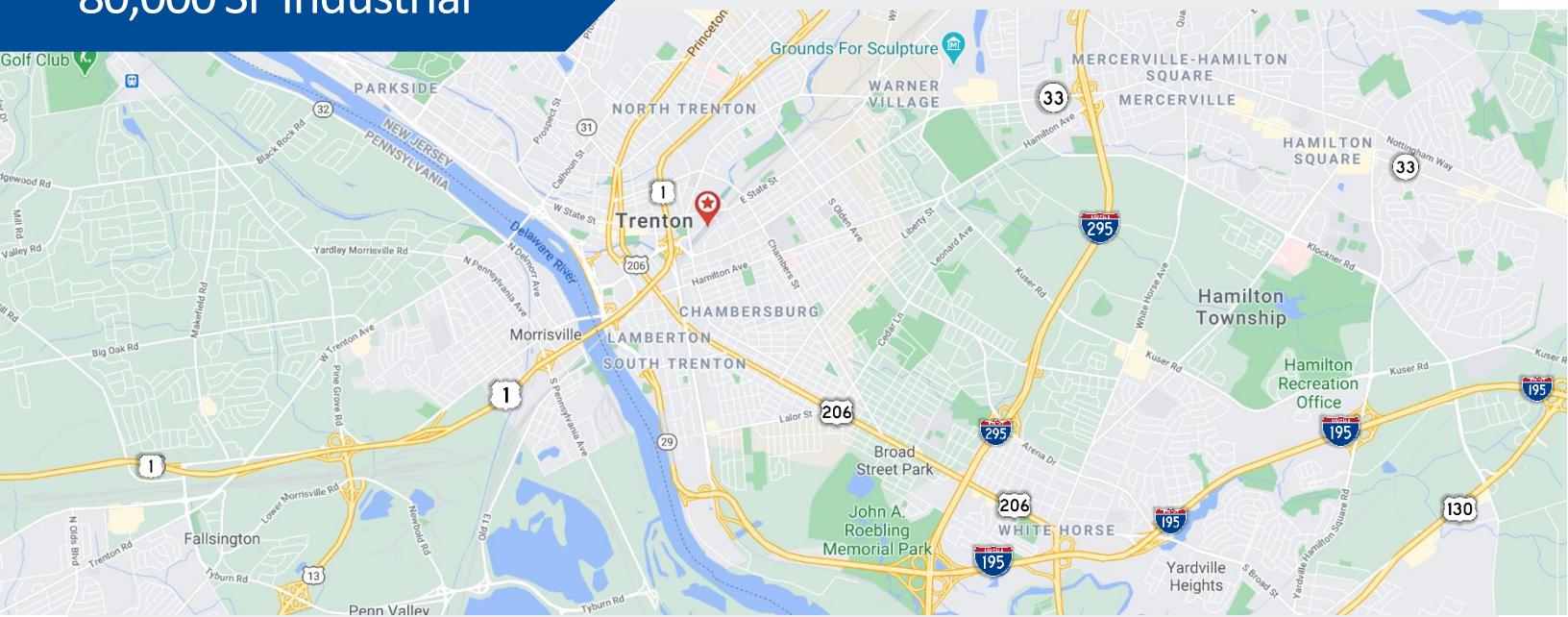


6th FLOOR PLAN

For Sale
80,000 SF Industrial

576-610 E. State Street

Trenton, NJ 08609



LEE OVERALL BUILDING

